

Printed from the MSS. of the

THE
FIRST REPORT
OF THE
COMMISSIONERS
OF
His Majesty's Woods, Forests, and Land Revenues;

IN OBEEDIENCE TO THE ACTS OF
34 GEORGE III. CAP. 75. AND 50 GEORGE III. CAP. 65.

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To the Right Honourable the Lords Spiritual and Temporal,
in Parliament assembled.

THE FIRST REPORT of the Commissioners of His Majesty's Woods, Forests, and Land Revenues ; in Obedience to the Directions of an Act of Parliament, passed in the Thirty-fourth Year of His Majesty's Reign, intituled " An Act for the better Management of the " Land Revenue of the Crown, and for the Sale of Fee " Farm and other unimprovable Rents ;"—and of another Act, passed in the Fiftieth Year of His Majesty's Reign, intituled " An Act for uniting the Offices of Surveyor " General of the Land Revenues of the Crown, and " Surveyor General of His Majesty's Woods, Forests, " Parks, and Chafes."

THE Act of the 34th of His Majesty, Cap. 75, for the better Management of the Land Revenue of the Crown, and for the Sale of Fee Farm and other unimprovable Rents, was the result of the very able Reports and Opinions of the Commissioners for inquiring into the State and Condition of the Woods, Forests, and Land Revenues of the Crown, appointed under the Statute of 16th Geo. III. Cap. 87. The first-mentioned Act established a new system for the management of the Land Revenue, and required, that in every Third Year the Surveyor General should certify and report in writing, under his Hand and Seal, unto the KING's Most Excellent Majesty, and both Houses of Parliament, certain particulars, therein specified, touching the progress made in the Improvement of the Land Revenue under his management ; " and all such other matters and things touching " or concerning the said Land Revenue, or any part thereof, as to the said Surveyor General shall seem proper and necessary to be contained and set forth in " such Reports."

In pursuance of this requisition of the Statute, the late Mr. Fordyce, then Surveyor General of the Land Revenue, and who had been one of the Parliamentary Commissioners above mentioned, prepared and submitted to His Majesty, and the two Houses of Parliament, four different Reports, at successive intervals of time ; in which, besides certifying the specific matters enumerated in the clause just mentioned, he took occasion to detail various Regulations which had been established, on his recommendation, by the authority of the Lords of the Treasury, or which he had suggested as fit to be adopted, in execution of the several provisions of the Statute ; together with explanations of the most considerable Improvements in the management of the Estates of the Crown, and in the Amount of the Revenue arising there-

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from, which had taken place from the time when the Act in question came into operation.

The same Commissioners had also proposed a great variety of measures, with respect to the Royal Forests, and a future supply of Navy Timber from them, forming together the basis of a system which began to be carried into effect in the year 1803, and has been steadily kept in view ever since.

One of the measures they most particularly recommended was, that the two Departments of Woods, Forests, and Land Revenue, should be united, and the functions of the respective Surveyors General transferred to a Board of Commissioners to be appointed for the management of both; and a convenient opportunity of carrying this scheme into effect having occurred by the death of the late Surveyor General of Land Revenue, in the year 1809, an Act was passed for that purpose in the year 1810 (50th Geo. III. cap. 63), the business of the Land Revenue Department having in the mean time been carried on by the chief subordinate Officer of that Department, as acting Surveyor General.

This Act provides, that all Reports, which, by any Acts of Parliament then in force were required to be made by the Surveyor General of the Land Revenue of the Crown, or the Surveyor General of His Majesty's Woods, Forests, Parks, and Chases, "shall be made by the said Commissioners" (the Commissioners of His Majesty's Woods, Forests, and Land Revenues, to be appointed by virtue of the Act) "in such manner and form as the said Surveyors, or either of them, were or" "was required to make the same."

In compliance with this provision, and the above-mentioned Act of the 34th Geo. III. the three years from the time of Mr. Fordyce's last Report having elapsed, We, the undersigned Commissioners, appointed by His Majesty in pursuance of the said Act of 30th Geo. III. do report as follows:

THE first matter which we took into consideration upon entering on the execution of our functions, was the Establishment which would be necessary for the purpose of the combined Duties we were called upon to perform; and having transmitted to the Lords of the Treasury a Plan of such an Establishment as seemed to us essential to the furtherance and effectual attainment of the important objects for which the Board had been instituted, the same was, with certain modifications, approved of, and sanctioned by a Treasury Warrant bearing date the 26th of March 1811.

Our next proceeding was to inform ourselves correctly of the state of the Business in each of the two Departments, when we found that there was an arrear in the Land Revenue Branch, of References from the Treasury, which had not been proceeded upon, or upon which the proceedings had not been completed, and which had accumulated from the suspension of renewals of Crown Leases for nearly eight years during the investigations of the Parliamentary Commissioners, and from the inadequate state of the former Establishment, to not less than 351 different cases.

For the purpose of bringing these cases more distinctly under our view, we directed Lists of them to be prepared, and a chronological Register compiled from those Lists, to be entered in a Book, and to be continued as new References should come in, in order that they might be proceeded on, as far as should be found practicable, according to their priority in point of time.

We in like manner caused a chronological Register of other miscellaneous documents to be prepared; and also a Book containing, according to their dates, the different Standing Orders we have found it necessary to make from time to time, for the more regular and expeditious dispatch of our business. One of these Standing Orders is, that the state of all the Books in each of the two Departments (including those we have specified) shall be examined, and entered in the Minutes of the last Board

17th Report
Commissioners of
Land Revenue,
(1793) p. 16.

30 Geo. III. c. 63.
Sec. 4.

Appendix No. 1.
A. & B.

Appendix, No. 2.

Board in each month, and we have the satisfaction to say, that they have, in general, been brought down as near to that time as the nature of the matters to be entered would admit of.

All the cases comprised in the Lists have now been under our consideration; many of them have been finally disposed of, and in all of them such proceedings have been had as the circumstances seemed to require.

PART I.

DEPARTMENT
OF LAND
REVENUE.

WE now proceed, in pursuance of the aforesaid provision of the Act of 34 Geo. III. to certify concerning the matters therein specifically enumerated.

Adopting the course pursued by the late Surveyor General, Mr. Fordyce, we give in the first place, an Account of the Leases of the *Land Estates*, which have been passed since the making of his 4th Report.

Of these Leases of *Land Estates*, the particulars are stated in a Schedule inserted in the Appendix; from which it appears, that since the date of that Report, the Estates which have been so granted are of the annual Value of £8,473. 12s. 4d. according to the Reports of Surveyors acting on Oath; and the clear yearly Rents reserved for the same £8,114. 7s. 7d. That the annual Value of the same Premises by the latest Surveys, or other Accounts previously existing in the Surveyor General's Office, was £3,247. 8s. 4d. the Rents reserved in the last Leases £611. 17s. 4½d. reduced by an allowance in respect of Land Tax to about £489. 10s. 4½d. and the Fines paid £3,843. 19s. 3d.

Land Estates:
New Leases
granted.
Appendix, No. 3.

Of the new Leases of *Houses*, the particulars are also stated in a Schedule in the Appendix; showing that the yearly Value of the Premises, as estimated by Surveyors on oath, was £13,607. 14s. 8d. the clear yearly Rents reserved £8,500. 5s. 2d. and the Fines paid £28,787. That the yearly value of the same Premises by the latest Surveys, &c. was £6,715. 12. 8d. the Rents reserved in the last Leases £1,065. 4s. 10d. reduced by Land Tax to about £853. 4s. 10d. and the Fines paid £7,226. 13s. 11½d.

Houses:
New Leases
granted.
Appendix, No. 4.

The same Schedule also shows, that Leases have been granted of *Houses* which had not been before in Lease; the certified annual Value of which is £220. 17s. 3d. the Rents reserved in the Leases, £173. 19s. 3d. and the Fines paid £1,900. Part of these Premises is an Estate of the annual value of £30, granted at one third only of the value, as a reward for the discovery, according to the usual practice in such cases.

Leases have also been agreed to be granted of several Estates, of both Land and Houses, and are now in the course of passing, under the authority of Warrants from the Treasury; the particulars of which are stated in Schedules also annexed to this Report.

Leases agreed to
under Treasury
Warrants.

Of the *Land Estates* so agreed to be granted, the certified yearly value is £9,866. 12s. 9½d. the clear Rents to be reserved in the Leases £8,434. 16s. 6d. and the Fine paid in respect of Buildings to be comprised in one of those Leases, £2,367. The yearly value of the same Premises, by the latest Surveys, &c. was £3,252. 14s. 8½d. the Rents reserved in the last Leases £604. 13s. 7½d. reduced by Land Tax to £483. 15s. 7½d. and the Fines paid, £6,155.

Of Land Estates.
Appendix, No. 5.

There is also a Treasury Warrant, authorizing the proceedings for a Lease of Mines and Minerals in certain Waste Lands in Carnarvonshire, which have not been before in Lease. The Rents to be reserved in this Lease are to be a fixed annual payment of £1, as an acknowledgment, and a tenth part in value of all the produce of the Mines; but the proceedings have been suspended, on account of

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unexpected

unexpected difficulties the Applicants for the Lease have met with in making arrangements for executing their intended Works.

And of the *Hayter* to be granted, the certified yearly value is £.6,469. 17s. 9d. the clear yearly Rents to be referred in the Leases £.4,475. 18s. and the Fines to be paid £.17,397. The yearly value of the same Premises by the latest Surveys, &c. was £.3,548. 16s. 2½d. the Rents referred in the last Leases £.454. 17s. 3d. reduced by Land Tax to about £.363. 18s. 3d. and the Fines paid to £.3,997. 3s. 7½d.

Terms for new Leases, founded on valuations made on Oath, and subject to the approbation of the Treasury, have also been proposed to various persons, whose applications for such Leases had been referred to the Surveyor General, or to us.

Of the Land Estates thus proposed to be demised, the annual value is £.12,269. 8s. 3½d. and the clear Rents to be referred £.11,527. 10s. 1d. The annual value of the same Estates, by the latest Surveys, &c. £.3,030. 0s. 1½d. the Rents referred in the last Leases £.773. 7s. reduced by Land Tax to about £.618. 14s. and the Fines paid £.12,746. 11s. 9d.

And of the *Hogter* the annual value is £.8,434. 4s. the clear Rents to be referred, £.5999. 14s. and the Fines to be paid for the new Leases £.25,714. The annual value of the same Premises, by the latest Surveys, &c. was £.4,288. 1s. 5d. the Rents referred in the last Leases £.599. 14s. 1d. reduced by Land Tax to about £.479. 16s. 1d. and the Fines paid £.6,491. 1s.

Mr. Fordyce, in his Fourth Triennial Report, stated the particulars of a Grant agreed to be made to the Earl of Westmorland, under the authority of a special Act of Parliament, of all the Estate and Interest of the Crown in the Hayes and Walks of Sulchay Fermes, and Shortwood, and Moorhay, in Rockingham Forest. That Grant has since been completed, and the Consideration Money, viz. £.10,038. 17s. 6d. with Interest thereon to the day of payment, (which, after deducting the Property Tax, amounted to £.1,842. 17s. 2d.) making together £.11,881. 10s. 8d. has been paid; and, agreeably to the provisions of the said Act, we have laid out the same in the purchase of £.17,867. 0s. 8d. Capital, in the Three Pounds per Centum Consolidated Annuities, in the name of the Lord High Treasurer of England*.

A Schedule of the Fee Farm, and other unimprovable Rents, which have been sold since Mr. Fordyce's Fourth Report, is also inserted in the Appendix; the net amount whereof is £.47. 9s. 2d. the Purchase Money paid for the same £.1,109. 7s. and the Three Pounds per Centum Consols bought therewith £.1,752. 11s. 10d. the annual Dividend on which is £.52. 11s. 3d. which Stock, added to that stated in the said Report to have been purchased by the Surveyor General, being £.17,961. 10s. 8d. increases the amount to £.19,714. 2s. 6d. purchased since the passing of the Act of 34 Geo. III. cap. 75; and that Stock, added to the Stock purchased by the Parliamentary Commissioners, forms a Total of £125,484. 0s. 9d. purchased with the produce of the Sales of such Rents, the Dividend on which is £3,764. 10s. 3d. per annum.

Other sums, arising from the following sources, have also been invested in the same Stock, in the name of the Lord High Treasurer.

An Act which passed in 1805, for inclosing Lands in the Parish of Hampton-in-Arden, in the County of Warwick, empowered the Surveyor General to enfranchise Copyhold or Customary Tenements of the Manor of Hampton-in-Arden; and the Act of 48 Geo. III. cap. 73, authorized him generally to enfranchise Tenements of that description holden of any Manor belonging to the Crown. Under those powers several Enfranchisements have been made, of which a Schedule is annexed. The

Consideration—

Consideration-money paid for those Emfranchisements, amounted to £918. 13s. 6d. and has been laid out in the purchase of £1,543. 19s. 10d. Three per Cent. Consols. The Fines payable on Admissions to those Tenements, were certain, and consequently unimprovable, and were very small in amount. The Quit-Rents amounted to no more than £5. 11. 5d. per annum.

Another Act was passed in 1805 "for enabling His Majesty to grant a certain Creek, called Chellon Bay, otherwise Shillton Bay, in or near the Parish of Plympton Saint Mary, in the County of Devon, and for vesting the same, for a valuable Consideration, in the Right Honourable John Lord Boringdon, and his Heirs;" by which it was enacted, that upon payment of the sum of £1000 into the Bank of England, in the name of the Lord High Treasurer, by the said John Lord Boringdon, the said Creek, or Plot, or Parcel of Mudland, comprising about 105 Acres, should be thereby vested for ever, freed and discharged from all Claims of His Majesty, in right of his Crown, his Heirs and Successors, in the said John Lord Boringdon, his Heirs and Assigns, in Fee Simple. And that sum having been paid, has agreeably to the direction in the said Act been laid out in like manner in the purchase of £314. 6s. 10d. Three per Cent. Consols.

Given to
Lord Boringdon.

In 1807 an Act was passed "for draining, embanking, and improving Lands in the Parish of Ottringham, in Holderness, in the East Riding of the County of York;" which Act gave the Commissioners thereby appointed a general power to purchase any Lands which might be wanted for the purposes of the Drainage; in the exercise of which power, the Commissioners gave notice to the Lessee of an Estate of the Crown, called Sunk Island, in the Humber, of their intention to purchase certain Lands, part of that Estate, lying near the Outfall of their Drainage; but as part of those Lands were material to the convenience of the Estate, and the King was not named in the Act as a Party, subject to its provisions, Mr. Fordyce resisted that proceeding of the Drainage Commissioners. His object, however, being to protect the Crown's Estate, and not to interrupt the Drainage, an arrangement was made with those Commissioners, by which they were allowed to take 12 Acres of the Land, paying for the same the price of £288. of which Sum, the proportion accruing to the Crown, for its reversionary Interest in the Land, was £168. This Sum has been laid out in the purchase of £386. of the same Stock. The remainder of the price above mentioned, being £120. was paid to the Lessee of the Estate, he continuing to render the same Rent to the Crown as before the sale of the Land; and the Drainage Commissioners also paid to the Lessee the sum of £150. to be expended in improving the Drainage of Sunk Island.

Sale of part of
Sunk Island.

Another Act was passed in 1811, "for enabling the Coheirs of Edward Sulyarde, Esquire, deceased, and their Husbands, to pay the Sum of Three Thousand Pounds for the benefit of His Majesty, in satisfaction for the Claim of His Majesty, his Heirs and Successors, to the Manor and Estate of Haugbrey, in the County of Suffolk;" by which it was enacted, that as soon as the said Sum of £3,000. should be paid into the Bank of England to the Account of the Lord High Treasurer, and the receipt for the same, thereby directed to be given by the Cashier of the said Bank, should be enrolled in the Office of the Auditor of His Majesty's Land Revenue for the said County, and entered in the Office of the Commissioners of His Majesty's Woods, Forests, and Land Revenue, or the Surveyor General of the Land Revenue, the Manor aforesaid, with the Park and Hereditaments described in the Schedule annexed to the Act, should be for ever extinguished and discharged of and from all Claims and Demands of His Majesty, his Heirs and Successors, in, to, and against the same Premises; and that sum having been paid, we have, pursuant to the direction in the Act, invested it in the Sum of £4,790. 8s. 4d. of the same Stock.

Sale of the Manor
of Haugbrey.

On

Sale of old
Materials at
Cheltenham.

On part of the Ground at Cheltenham, of which a Building Lease has been granted to Colonel Gordon, there was standing an old Garden Pavilion, which it was necessary to take down, and the Materials of it were sold to him, under the authority of the Lords of the Treasury, for the sum of £200. with which sum £294. 13s. 4d. of the same Stock has been purchased. The particulars of this Lease are stated in the Appendix, No. 4.

No. 4.

Sale of Ds. at
Richmond.

And on the Ground in the Green Court, or Palace Court, at Richmond, of which a Building Lease has been agreed to be granted to Whitshed Keene, Esquire, there were standing some very old Coach-houses and Stables, which it was necessary to take down, in order to enable Mr. Keene to erect new Coach-houses and Stables of a better class, and the Materials were sold to him under the like authority for the sum of £78. with which £119. 5s. 4d. of the same Stock has been purchased. The particulars of the Lease agreed to be granted to Mr. Keene are stated in the Appendix, No. 6.

No. 6.

4th
Triennial Report,
Small edit. p. 10.
large edit. p. 189.

Of the Three per Cent. Consolidated Stock, standing in the name of the Lord High Treasurer of England, Mr. Fordyce, in his said Fourth Report *at s. d.* showed the amount, at the time of making that Report to be - 138,619 13 10

To which there has since been added,

3-per-cent.
Cons. purchased.

The Stock purchased with the Consideration Money, and Interest thereon, paid by the Earl of Westmorland, as before stated	-	17,867	—	8
The Stock purchased with the Produce of Sales of Fee Farm Rents	-	1,752	11	10
The Stock purchased with the Consideration Money paid for the Emancipation of Copyhold Tenements	-	1,543	19	10
The Stock purchased with the Consideration Money paid for the Crown's Interest in Chelton Bay	-	314	6	10
The Stock purchased with the Crown's proportion of the price of the Land sold from Sand Head	-	386	—	—
The Stock purchased with the Consideration Money paid for the Crown's Interest in the Manor and Estate of Haughley	-	4,790	8	4
The Stock purchased with the price of the old Materials sold to Colonel Gordon	-	294	13	4
And the Stock purchased with the price of the old Materials sold to Mr. Keene	-	119	5	4

Forming together a Total of - £165,687 19 8

And yielding an annual Dividend of £4,970. 12s. 9d. applicable to all the purposes of the Land Revenue.

Ds. and 3-per-cent.
Reduced purchased.
Sales in Perpetuity,
43 Geo. III. c. 115.
48 Geo. III. c. 73.
Appendix, No. 4.

Further Sales of Property belonging to the Crown have been made under the Act for the Redemption of the Land Tax, and under the Act of 48 Geo. III. cap. 73. of the particulars whereof a Schedule is inserted in the Appendix; showing, that the annual value of the Property, as estimated on oath, was £-818. 1s. 6d. the Consideration Money received for the same £-24,955. 5s. 10d. and the Stock purchased therewith £-1,150. 6s. 8d. Three per Cent. Consols, and £-35,442. 4s. 10d. Reduced Annuities, making together a Total of £-38,599. 11s. 6d. Stock; the annual Dividends on which, amount to £-1,157. 13s. 6d. And also showing that the annual value of the same property, by the latest Surveys, &c. was £-419. 3s. 8½d. the

the Rents referred for the same, by former Leases, no more than £.38. 15s. 4d. reduced by Land Tax to about £.31. 5s. 4d. and the Fines £.1,000. The said sum of £.3,150. 6s. 8d. Consoles, being added to the amount before purchased, as stated in the said Fourth Report, forms a Total of £.347,525. 6s. 7d. Consoles; and to the said sum of £.35,442. 4s. 10d. Reduced Annuities, is to be added a Sum of £.435. 13s. purchased with £.375. 11s. paid by the Magistrates of the County of Northumberland, as the valued price of the Materials of some old Buildings standing on certain Ground in the Castle Garth at Newcastle, appropriated to the use of the Magistrates, as a Site for a new County Hall, Gaol, and other public Buildings, by an Act passed in the year 1809; and these two Sums of £.35,442. 4s. 10d. and £.435. 13s. added to the sum of £.9,465. 12s. 6d. before purchased, as stated in the said Fourth Report, form a Total of £.45,343. 10s. 4d. Reduced Annuities, arising from the produce of these Sales. From these Totals of £.347,525. 6s. 7d. Consoles, and £.45,343. 10s. 4d. Reduced, are to be deducted the sum of £.37,309. 0s. 7d. Consoles, and £.801. 1s. 1d. Reduced, which have been transferred to the Commissioners for the Redemption of the National Debt, in consideration of the Redemption of the Land Tax, to the amount of £.1,039. 7s. 3½d. per annum, charged on property belonging to the Crown, according to the particulars stated in a Schedule in the Appendix; which Deductions leave Residues of £.310,216. 6s. Consoles, and £.44,542. 9s. 3d. Reduced, now standing in the name of the Commissioners of His Majesty's Treasury; the Dividends on which amount to £.10,642. 15s. 3d. per annum.

Land Tax
retained.

Appendix, No. 10.

It appears by Mr. Fordyce's Fourth Report, that the Board of Ordnance had required for the Public Service, a number of Houses in Woolwich, near the Arsenal, as well as Woolwich Common, and two other Commons, with the Buildings thereon, parts of the Manor and Estate of Eltham belonging to the Crown; and had desired that the whole of these Premises should, at the expiration of the then present Lease of the Estate, which was held by Sir John Shaw, Baronet, be transferred to that Board, for the use of the Public; and that the Lords of the Treasury having signified their concurrence thereto, directions had accordingly been given for transferring the Premises to the possession of the Ordnance. Instructions were subsequently sent to the Land Revenue Department, from the Treasury, to cause an Estimate to be made of the value of the Premises, and to report the same to their Lordships, when they would give the necessary directions for completing the said Transfer. Such an Estimate was accordingly made, and the value certified to be £.11,186. 17s. which we reported to the Treasury on the 3d of January last, and requested the authority of their Lordships Warrant to enable us to make forth a Certificate of Contract for a Sale to the said Board, in consideration of that sum. We understand that a Treasury Warrant for that purpose has been issued to the Board of Ordnance, but it has not yet been brought to us for execution. The Lease of the Premises expired on the 5th of April, 1811.

Houses and Commons in Woolwich transferred to the Ordnance Department.

4th
Triennial Report,
small vol. p. 5.
large vol. p. 186.

Mr. Fordyce, in his First Report, after observing "That the Commissioners of the Land Revenue had given it as their opinion, that if the Plans they had suggested should be followed, the demised Estates of the Crown might be expected, under a careful management, to yield at the Expiration of the (then) present Leases, an Income of about £200,000 per annum, or at least that the value of the demised Estates, with the Dividends of Stock expected to arise from the Sale of Fee Farm Rents, which they computed at £12,000 would amount to that Sum," stated, that on comparing the Valuations made, under his authority, of different parts of the Estate of the Crown, preparatory to their being granted on Lease, with the former Valuations of the same Parts, and also with the aggregate Valuation of the whole of the said Estate by the latest Surveys, or other Accounts thereof, he had the satisfaction to find, that if the annual Values of the Estates which had not then come under Survey, should, on taking fresh Surveys, be found to bear to the whole a similar proportion of Increase with the annual Value of the Estates that had been so surveyed, the total value of the demised Estates would amount to about £189,250 per annum; to which, if there were added the said Sum of £12,000 from Fee Farm Rents, the whole would amount to about £201,250 per annum, without reckoning any thing for the Value of Mines let for a share of the Ore mined.

First
Triennial Report,
first edn. pp. 11, 12.
larger edn. pp. 9, 10.

According to a similar mode of comparison of all the Valuations made under the Authority of the Act of the 34th Geo. III. down to the present time, with the former Valuations, &c. the total annual Value of those demised Estates may now be estimated at about £231,160, and the addition thereto of the expected Sum of £12,000 per annum, from the Sale of Fee Farm Rents, (and of which £. 3764 10s. 5d. is now actually in Receipt, as before stated) raises the Total to £243,160 per annum, exclusive of the Increase from the proposed Improvements which we are about to mention, in Marybone Park, amounting, according to Mr. Nash's last Estimate, to nearly £40,000 per annum, and making the whole £.283,160 per annum.

HAVING thus briefly explained the Schedules inserted in the Appendix, we shall now mention such other matters and things as seem to us necessary or proper to be adverted to in this Report.

The principle which appears in a great measure to have regulated the Inquiries of the Parliamentary Commissioners of Land Revenue, and to have given rise to the Acts of the 34th and 48th of His present Majesty, by which the Surveyor General of Crown Lands was to be governed in the Execution of his Office, naturally led Mr. Fordyce to consider the Increase of the Revenue which might be derived from the valuable Estate of MARYBONE PARK, upon its reverting to the Crown, as the main object in the Improvement of that Estate; and this was the view in which he presented the subject to His Majesty and the Legislature, in his First Triennial Report.

MARYBONE PARK.

First
Triennial Report,
first edn. p. 10.
larger edn. p. 4.

Since we have come to exercise similar functions with his, the same principle has guided us in the consideration of the measures which our duty has required us to adopt, or recommend. With this impression, one of our first occupations was to deliberate on the most advisable method of increasing the Income arising from Marybone Park, in a manner consistent with increased accommodation to the Public, and an elegant addition to that part of the Metropolis.

It will be seen from his Report last mentioned, that as far back as the Year 1793 Mr. Fordyce proposed that he should be authorised to employ a Surveyor to examine the accuracy of a Map of the Estate in his Office, and to add to it a general Sketch of the adjoining Streets and Lands; to have this improved Map engraved, and to distribute Copies of it among Architects, with the offer of a considerable Reward to the Person who should produce such a Plan, as, after being laid before His Majesty and the Lords of the Treasury, should be adopted; that these suggestions were ap-

proved,

had

proved, and Mr. Fordyce empowered to cause such Map to be prepared, and to offer a Reward (not exceeding £1,000) for such a Plan as should prove successful on the proposed competition. A new Map of the Ground was accordingly formed and engraved.

As the Report, together with the Letter from the Secretary to the Treasury authorizing such offer, had been printed for above twelve years before the time when the subject came before us, and copies of the new Map delivered to various Architects, there was no reason to doubt that the matter had become very generally known among persons of that profession throughout the Kingdom; yet the only Plans received during the life of Mr. Fordyce, were three, and all of them from Mr. John Wheat, who had a connection with the Estate, from being the Agent of the Duke of Portland, in the management of it under his Grace's Lease.

Indeed we believe it has been found, in many instances, that professed Architects do not like to bellow their name, and risk their reputation, in competitions of this nature; and if each of a numerous set of Candidates had been to be paid for the Plans they might submit, whether successful or not, such a competition would, probably, in the present case, have been attended with a heavy Expence, in addition to that of the Premium.

On these grounds, we were induced to think that it would be inexpedient any longer to try the effect of a competition in the case of Marybone Park, particularly as the interest in it which the Duke of Portland held jointly with the Crown, was to soon to expire; and it had therefore become necessary, that as little delay as possible should take place in ultimately deciding how to dispose of this property.

After weighing these several considerations, we determined to refer the subject to the Architects employed under the united Departments of Woods and Land Revenues, who, from their situations, were likely to give their attention more fully to all the circumstances connected with it, than those who might have been disposed to prepare Plans with no other view, than as Candidates for the Premium.

Accordingly, after communicating to them respectively such particulars concerning the Estate, as the Reports of Mr. Fordyce and other Documents in the Land Revenue Department enabled us to furnish, we directed them (by special Instructions, dated 8th of October 1810) to report what should appear to them the most eligible mode in which the Estate might be laid out and let, so as to produce the greatest present Rent to the Crown, as well as the greatest progressive addition to such Rent, and the largest permanent augmentation of the value of the property; but uniting with those objects a handsome and commodious addition to the Town, such as the peculiarly fortunate exposure of the ground seemed to suggest. They were desired to accompany their respective Reports with circumstantial Maps or Designs, fully exhibiting the distribution of the Ground, and the objects of its appropriation, according the schemes of improvement which they should severally recommend; together with Estimates of the probable Expence, and means of carrying such schemes into execution, compared with the amount of the expected Revenue.

In July following, we received Reports and Designs both from Messrs. Levenston and Chawner, Architects in the Department of Land Revenue; and from Mr. Nash, one of the Architects for the Department of Woods.

By the former it was proposed to lay out two thirds of the Ground in Streets and Squares, of a style and character in some degree resembling those upon the neighbouring Estates of the Dukes of Bedford and Portland, Lord Southampton, Mr. Portman, &c. These, they conceived, might be disposed of in Building Leases in the course of a few years. The remaining third part they thought should be let out for Villas, with Gardens and Paddocks, or for Nurseries. The necessary Outlay, they estimated at £3,200, and the Ground Rent, when the Buildings should be completed, at about £. 23,000, the actual Rent at that time being only £. 5,165.

Mr.

First
Triennial Report,
from 1801.
pp. 16, 17 & 17.
1801.
pp. 4, 16 & 17.

* 24th Jan. 1811.

Appx. N. 11. (B.)

July 1811.

Appendix,
No. 11. (A.)

Mr. Nash's Plan was formed on a different view of the subject. To counterbalance the disadvantage arising from the distance between Marybone Park and St. James's, Carlton House, the Houses of Parliament, the Courts of Justice, and Places of public Amusement, he endeavoured, by confining picturesque beauty, and other inducements, which he has explained in his Report, to render the intended new part of the Town as attractive as that on its Western boundary, in the neighbourhood of Hyde Park. The Houses in such Streets, Squares, Circuses, and Crescents, as he had designed, he intended to be in the best style of architecture, and so situated, as to harmonize with a Park formed in the interior, and consisting of between 200 and 300 Acres, with Villas, having Shrubberies annexed, disposed at various distances from its verge, and communicating with an external Drive or Ride round the whole. In addition to this, within the Park, in a Valley dividing the Northern part from the high ground to the South, which it partly encompasses, he proposed to form a large ornamental piece of Water, and on the Eastern side to establish a chain of Markets, communicating with a Basin and collateral Cut, supplied from a Canal which was then in contemplation, and which was also to furnish the ornamental Water. His Estimate of the Money necessary to be laid out in the execution of this Plan, amounted to £12,115; the Rent to be expected, to £59,429, and the yearly value, on the expiration of the Building Leases, to £187,724: So that it appears that although Mr. Nash had consulted beauty and ornament to a very considerable degree, he had still made it a principal object of his attention to form his Plan with a view to a very great increase of Revenue, such being the leading principle of our Instructions.

Appendix,
No. 12. (B)

Note.—Such a
Drive had been sug-
gested by our In-
structions, and
formed also part of
the Plan of the
other Architects.

In transmitting the Reports and Designs in question to the Lords of the Treasury, (on the 7th of August last) we observed, that the Report of Messrs. Leverton and Chawner contained many important and seemingly practicable details, concerning the restrictions which it would be proper to impose upon Builders, in order to make them adhere to the general Outline of the Plan which should be determined upon; the excavation of the Ground, and disposal of the Soil for Brick-earth; the formation of new Drains, and common Sewers, and the connecting them with the two existing main Sewers called King's Scholars Pond Sewer, and Hardborne Lane Sewer, which they stated to be conveniently situated for that purpose.

Appendix, No. 13.

With regard to the Report and Design of Mr. Nash, we particularized, among other Matters comprised in them, that he had proposed, for the purpose of draining the new Buildings in Marybone Park, and with a view to lessen the quantity of Drainage by the present Sewers which lead from that Neighbourhood, and to which it is generally understood that they are becoming daily more and more incompetent,* the formation of a new system of Sewage for the whole of the District between Marybone Park and the Thames; which, according to his reasoning and calculations, would not only remedy the existing or threatened evils, but might be made a source of Revenue to the yearly amount of £19,105. And we submitted on the whole, that the measure he had suggested appeared to us to embrace such a comprehensive, yet, generally speaking, rational and practicable scheme of public Improvement, exclusive of the great increase of the Land Revenue to be expected from it, as would call for mature consideration, before any other appropriation of the Ground of Marybone Park should be ultimately resolved on.

* 1st/2, p. 19.

But His Majesty's Government having thought, that, besides considering how the annual Value of this Property might be best improved, it was incumbent on them to keep equally in view other purposes of a public nature, as well as to secure abundant means of free Air and Exercise, for the preservation of the Health of the Inhabitants, Mr. Nash was directed, after an interview with the Chancellor of the Exchequer, to reconsider the subject, and alter his Design, in the contemplation of fewer Buildings, and a greater extent of open Ground. This he accordingly did, still retaining the

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D

essential

Appx. No. 13 (C.)

essential features of the former; and a Copy of his Design so altered will be found in the Appendix. By thus lessening the intended number of Buildings, the Revenue must, of course, fall short of his original Estimate, though probably not in proportion to the diminished number of Buildings, as, from the increased extent of Park, the Sites for Houses and Villas may be expected to be let at a higher Rate. Mr. Nash, however, in an Estimate which he has been directed to make according to this new Plan, has not reckoned upon any increase from that cause; and he appears besides to have found, upon further consideration and inquiry, that he had in some instances calculated upon higher Ground Rents than he now thinks likely to be obtained. According to this new Estimate, the immediate Revenue to be expected, when this Plan shall be completed, will amount to £45,268. 15s.

Appx. No. 13. (L.)

While these different Plans were in agitation, the Intention of Government to appropriate a portion of the Ground to the erection of Barracks was made known to us. This was communicated to the several Architects; and the quantity of 37 Acres being first specified as wanted for a regiment of Cavalry, Ground to that extent will be found to be laid down in the original Designs, both of Mr. Leverton and Chawner, and of Mr. Nash. But before Mr. Nash's second Plan was finished, he was directed to add ten farther Acres, for a Barrack for a Detachment of Artillery; so that, in that second Design, 37 Acres have been laid down as defined for those Purposes.

Appx. No. 12 (H.)
Treasury Minute.
18th October 1811.

On the 21d of October 1811, we received from the Treasury a Minute of that Board, acquainting us, "that their Lordships could not approve of the Plan submitted by Messrs. Leverton and Chawner, for appropriating so much of the Estate to building; and that, with regard to that furnished by Mr. Nash, they were not as yet prepared to form any judgment to the full extent of the appropriation of Marybone Park, in Sites for Streets, Squares, Circuses, and Villas, with ornamental Water, and Plantations so disposed as to impart a high value to the Buildings to be erected; although they concurred with the Commissioners of Woods, and with Mr. Nash, in thinking it highly expedient that a broad Drive or Road for exercise on Horseback, in Carriages, and on Foot, should be immediately formed round the whole Property: And that their Lordships were further disposed to assent to the Idea of Mr. Nash, that it may be proper to make Plantations on all such parts of the Ground as are in his Plan, N° 4, marked for Building Ground, except the Site of the Barracks, and also on such parts as lie between such Plots and the exterior Boundary of the Estate; being of opinion, that the covering so much of the said Park with Wood will be extremely ornamental in the Neighbourhood of the Metropolis, if it should hereafter be determined not to erect any Buildings; and that on the contrary, if the whole or any part of Mr. Nash's Plan for building should at any time come to be executed, the existence of the proposed Plantations will obviate that deformity which is occasioned by the slow progress of Buildings; and the Trees removed to make space for Houses may be disposed of at any stage of their growth to great advantage. That with this impression, their Lordships were pleased to direct such Plantations to be made as are marked out to the Southward of the ornamental Water designed by Mr. Nash's Plan, N° 4, and also such Plantations to the North of the said Water, as, being confined to the East and West sides of that division of the Park, would leave a very large space open for Grass Land; conceiving that to whatever purposes the greater part of the Estate may hereafter be destined, it is indispensable to render the same as ornamental to the Metropolis as its situation allows. And their Lordships further directed the Drive or Road marked on the said Plan to be formed of a convenient width for Carriages and Horses, and a Turf Walk along the inner Circuit thereof, fenced from the Park and onward range of Plantation, as suggested by Mr. Nash."

ROBERT'S CAREER.

There is an object we have already adverted to of a general nature, but ultimately connected with both Mr. Nash's Plans, in respect of Improvement both in Revenue and

and Beauty, which, during a considerable part of the present Session, has been under the consideration of Parliament; we mean the formation of a Canal, called "The Regent's Canal," to pass through Marybone Park, and connect that part of the Grand Junction Canal which terminates at Paddington, with the River Thames to the East of London.

By a collateral Cut from the Regent's Canal, as laid down in his Second Design, he proposes to establish Markets for the easy and economical supply of every article of consumption to the Inhabitants in and near the Park; and to those Markets, and the Rents of the Wharfs, Shops, and Houses of the Tradesmen and Artificers near them, and along the collateral Cut, he looks for a considerable part of the whole improved Revenue; while at the same time he proposes to furnish the ornamental Water for the Park from the Canal itself.

We have had several occasions to communicate to the Lords of the Treasury our opinion respecting the advantages or disadvantages which might accrue to the Estate of the Crown from this Canal; first, when the projectors laid their general Plan before their Lordships; and afterwards, on the reference, for our consideration, of their Bill, when it had passed the Committee of the House of Commons; and we recommended certain conditions and guards, which if enacted will in our opinion obviate any actual or eventual injury, and secure those ends of Beauty and Revenue which Mr. Nash had suggested.

As on these the Legislature itself will have to determine, it is unnecessary for us to enter upon them more at large in this place.

The present distance, and, in many parts, mean and inconvenient access, from Marybone Park to the parts of Westminster between that and the Thames, are manifest drawbacks on the value of the Estate; and a more direct and commodious line of communication, while it would enhance that value, would also improve to a great extent that of other property, both of the Crown and Individuals, situated in the above district.

This important object had not escaped the attention of Mr. Fordyce, who has explained his ideas of the local and general advantages which would accrue from such an improvement judiciously executed, in his Fourth Triennial Report. It appeared to us to be so essentially connected with the more immediate subject of Marybone Park itself, that in our Instructions on that subject we particularly directed the Architects to consider of the best and most practicable means they could devise for the accomplishment of so desirable a work; and to accompany their Reports and Designs with descriptions of the Line of Street they should respectively propose, with Estimates of the Sums which might be required for its execution; and Statements of the manner in which they should think such Expence might in the whole, or in what proportion be afterwards made good to the Public.

In answering this part of our Instructions, Messrs. Leverton and Chawner referred us to a Line of Communication they had recommended to Mr. Fordyce, upon a Survey made by them in December 1803, and transmitted to him by their Letter bearing date the 17th of that month, which will be found in the Appendix. It is the same Line which Mr. Fordyce suggested in the passage we have referred to at the end of his Fourth Report; and proceeds, in a direction pretty nearly straight, and with a breadth of 50 feet from the Pantheon, till it coincides with the Haymarket, terminating at the East end of Pall Mall. The Expence they estimated at £100,000, and the value of the Fee Simple of the Ground, when vacant for building, with frontage to the Street, together with the Materials, at about £236,000, leaving a deficit of £136,000.

Mr. Nash has proposed a Street 100 feet wide, in a less direct line, but which would have the advantage of falling in with Portland Place, and proceeding so as to terminate

Appendix,
No. 12. (E.)
" (L.)
" (M.)
" (N.)
" (O.)
" (P.)
" (Q.)
" (R.)
" (S.)

NEW
COMMUNICATION
FROM MARYBONE
PARK TO
WESTMINSTER.

4th
Triennial Report,
small ed. p. 28.
large ed. pp. 200,
& 201.

Appendix,
No. 12. (A.)

Appendix,
No. 12. (B.)

terminate opposite to Carlton House, through Streets where many of the Houses belong to the Crown, and are held under Leases, several of which have actually expired, and others are nearly expiring. He estimates the original Expende which would attend the execution of every part of his Scheme at £399,803, besides the value of the Materials of the Buildings which would be to be purchased; but calculates on the other hand, that the Rents to arise from the Sites of Houses on each side of the new Street, would amount to £28,734 per annum, a Sum which would defray the Interest of the original Expenditure, and supply a Sinking-fund for the liquidation of the Capital.

Since we transmitted his Report to the Treasury, Mr. Nash has represented to us, that he has reason to believe that some of the Insurance Companies would undertake to advance the whole Sum necessary for executing this Street, on the Security of the Sites of the Houses to be erected, and an engagement that those Houses should be insured with them, at the rate of premium required by other Companies.

Under the authority of the Minute of the Treasury above quoted, the external Drive or Road round Marybone Park has already been nearly completed, and also most of the Plantations mentioned in that Minute. And, in pursuance of similar authority, since communicated to us, there are treaties depending for building the whole of the Circus at the end of Portland Place, (the ground in the centre of which has been agreed to be given up, according to a power vested in the Crown by the Act of 5th Geo. III. cap. 25. to the Vestry of Marybone, in order that a Parish Church may be erected there), and for Buildings-Leases of other parts on the East side of the Estate, near the intended Markets.

Though Government has not yet come to any express decision respecting Mr. Nash's proposed Communication from Marybone Park to Westminster, we have received the directions of the Lords of the Treasury to suspend for the present any proceedings concerning Leases which have been or may be applied for, of such Houses belonging to the Crown as are situated in the direction of that intended Street.

Besides the more important Improvements hitherto mentioned, there are others of less moment in progress in different parts of the Town, most of which were either undertaken or in contemplation, when Mr. Fordyce's last Triennial Report was made.

The House which was built several years ago for the accommodation of the Land Revenue Establishment, and has now become the Official House of the united Departments, constitutes the first on the North side of a spacious and handsome Street intended to lead from Whitehall, facing the Admiralty, to the River. But the rights or claims of the Occupiers of some old irregular and inferior Buildings, situated nearly on the same line of frontage, have hitherto prevented the erection of any more Buildings, on that side, corresponding in design and elevation to the first intention; and no part of the other side can be executed till after the expiration of the Lease of those of an inferior description, also now standing there, of which Lease there are still twelve years to run, when the Street is meant to be widened to the breadth of forty feet.

Lastly, several of the Houses on the same side with this Official House, and divided from it by a vacant space, 39 feet in length, have either become empty, or can, without any reasonable objection, be taken immediate possession of on the part of the Crown, to an extent, in front, of 168 feet, by 101 feet in depth; and our Architects have reported, that four, or perhaps five, new Houses of the first class

may

Appendix,
No. 14. (H.)
Treasury Minutes,
18 October 1821.

WHITEHALL
PLACE

may be built in that line, on a Building-Lease for ninety-nine years, at a Ground Rent of a Guinea per foot, or 336 Guineas in all.

We have transmitted this Report to the Treasury, in order that we may receive authority either to treat for the immediate execution of that Plan, or of some other in the same style of architecture, by which this Property may be rendered equally valuable to the Crown and the Public.

By an arrangement with the Lessees of these inconsiderable Tenements in the same line, that North Side of the Street might be continued still further Eastward, by three or four more Houses on the same Scale.

In the year 1799, an Act of Parliament passed, which stated in the Preamble, that the Avenues and Approaches to the Theatre in the Haymarket called the King's Theatre, were not sufficiently convenient for the access of the great number of Carriages and Persons resorting thereto; that it would be a great accommodation to all persons resorting to the said Theatre, by rendering the access thereto easy and commodious, and would also tend to their safety, by making the said Theatre more secure from fire, if a new Street were made and opened from the Street called the Haymarket, into Charles-Street, St. James's Square; and that William Taylor, Esquire, was willing to lay out and make such new Street, and to erect proper Houses and Buildings on each side thereof. The Act then granted powers to Mr. Taylor, for the purpose of enabling him to make such new Street accordingly, provided he should execute that work within the space of two years from the passing of the Act; and, if he should fail in this, then vesting the same powers in the Lords of the Treasury, or such person as they should appoint. Mr. Taylor having failed to perform the condition, the powers created by the Act now remain vested in the Lords of the Treasury.

Opera House.

Several years before the passing of this Act the principal part of the Site of the Opera House, and other Buildings and Ground near it, had become vested in Mr. Thomas Holloway, by various assignments and other conveyances; and diverse applications having been made by him to the Treasury, for the purpose of obtaining such farther interest in the Premises as might enable him to enlarge the present Opera House, and finish it, as well as the new Street, according to such plan, and on such terms as should be agreed upon, a correspondence on that subject had been carried on between him and Mr. Fordyce, for a considerable time before the death of Mr. Fordyce.

In this state the matter remained, when the functions of the Surveyor General were transferred to us; and after much discussion with Mr. Holloway, a Plan was fixed upon, which it was our Intention to recommend to the consideration of the Lords of the Treasury, under stipulations as to the Rents to be paid, and the duration of the term to be granted, which we thought would produce a very considerable improvement of the Land Revenue, besides effecting the declared purposes intended by the Act of 1799, and at the same time contributing to the beauty of that part of the Town.

The general outline of the Plan was to complete the Street from Charles-Street to the Haymarket; to extend the front of the Opera House facing the Haymarket, from the corner of that new Street, Southwards to Pall Mall; to widen Pall Mall at the East end to its largest Breadth, as soon as the Lease of the Houses there, which has now nearly expired, should fall into the Crown; and to make two similar End-facades facing the new Street and Pall Mall, and corresponding in the style of their architecture with the principal front, according to Elevations which were to be submitted to the approbation of the Lords of the Treasury. There were to be other lesser improvements, especially in regard to the narrow Lane at the back of the Opera House, called Market-lane.

(189.)

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But

But when our Report on this subject was nearly ready, a Gentleman who had been formerly possessed of a term not yet expired in part of the Premises necessary to complete Mr. Holloway's Plan, intimated that he had still an equitable interest in that part, the legal Title to which appeared to us to be completely vested in Mr. Holloway. We have not hitherto had an opportunity of investigating this equitable claim; and in the mean time Mr. Nash's Plan for the new Avenue from Marybone Park to Westminster having appeared to us, if it should be adopted, likely to make some modification of that of Mr. Holloway necessary, we have suspended any further proceedings in the Treaty with him till some determination shall be come to on that subject.

TICKBOURNE STREET.

The Lease of the three old Houses at the end of Tickbourne-street, and running out to a point between that Street and Piccadilly, will expire on the 5th of April next; and the present Lessee of the Crown having applied for a new Grant, an opportunity has been afforded, by an agreement he has just entered into, of making further progress in the improvement suggested by Mr. Fordyce, and authorized by the Treasury in 1796. Those old Buildings are to be pulled down, and one substantial brick Messuage erected on a part of the ground, so as to leave a frontage of about 31 feet in Piccadilly, and the end or front towards Coventry-street to be set back, and finished with an elliptic Bow, by which an easier turn will be obtained from Piccadilly, the Haymarket, &c. into Tickbourne-street, and an enlargement of that Street at its Entrance to the same width as was effected further on, when the adjoining new houses were built.

See
Financial Report,
small edit. p. 12.
large edit. p. 3.

SWALLOW STREET.

Mr. Fordyce suggested to the Treasury some years ago, that the Entrance into Swallow-street from Piccadilly might be advantageously enlarged; and he was thereupon authorized to cause the four old Tenements standing on the piece of ground which extends from the School attached to the new Scots-Chapel in that Street, to Piccadilly, to be taken down, and the Ground added to the breadth of Swallow-street, when the subsisting Lease of those Tenements should expire. The Lease includes other Houses in Piccadilly, and will expire on the 19th of December 1815; and in the Terms for a new Grant agreed to be made of such parts of the Premises as are to continue in Lease, it has been stipulated, that immediately on the expiration of the present Lease, the Lessees shall take down those four old Tenements, and set back the Line of Swallow-street, so as to range with the new Scots Chapel in the north; and that the Plank wall of the House in Piccadilly, which will then be at the corner of Swallow-street, shall be repaired, coloured, and pointed, in a suitable manner, for an external wall. By this arrangement, the entrance into Swallow-street from Piccadilly will be much improved, and enlarged in breadth from 17 to 30 feet.

THE Avenues.

The Plan for rendering more commodious one of the great communications between the Western and Eastern Divisions of the Town, by widening the narrow Entrance into Holborn at the End of Drury-lane, is nearly completed; seven of the ten new Houses agreed to be erected, are already finished and inhabited; and we have reason to believe that the remaining three will also be soon built, Messrs. Cleaver, the Lessees of the Crown, having at length succeeded in concluding an agreement with the present Tenant of one of the old Buildings, for the purchase of his Interest in it, which he had previously refused to assign to them upon such terms as they thought reasonable, and which had therefore prevented the whole of the improvement from being effected at once.

4th
Financial Report,
small edit. p. 27.
large edit. p. 200.

Savoy.

It may be proper also here to mention, that considerable progress has been made towards the improvement of certain property connected with our Department, but not entirely under the management of it; namely the Premises of the Savoy. The parts of this Estate belonging to His Majesty, in his several capacities of King, and Duke of Lancaster, although seized by the Act of 13 Geo. III. cap. 42, are so intermixed with

with each other, that it has been judged advisable, after much discussion and correspondence on the subject, between the late Surveyor General and ourselves, on the one part, and the Chancellor and Officers of the Duchy, on the other, that the whole of the property should be placed under the superintendence of the Court of Duchy Chamber, and that the rent to be received for the whole space of ground, when improved according to a plan for that purpose, to be approved by both parties, should be divided between the two Estates, in the same proportion as the superficial contents of the improvable part of the ground belonging to one Estate bears to those of the other, with this exception only, that a certain portion of the ground belonging to the Duchy, which, by a late Act of Parliament for building a Bridge over the Thames 49 Geo. III. c. 121. from the Precincts of the Savoy, was given up by the Duchy without any remuneration, with a view to the special accommodation of His Majesty's Offices in Somerset Place, should be considered in apportioning the Rent accruing from the whole space, when improved, between the Estate of the Crown and that of the Duchy.

We thought it our duty to subjoin, that the remuneration would more properly have been made to the Duchy Estate by the Public, who were to be benefited by the Ground so given up, than by any diminution, however small, of His Majesty's Hereditary Property; but on grounds of a more general nature, the arrangement we have just stated was adopted; and the only difficulty which then stood in the way of this arrangement was a doubt as to the competency of the Officers of the Duchy, under the law, as it at present stands, to grant Building-Leases for a longer term than 99 years, and which would not, we thought, be sufficient to induce Lessees to erect such substantial and durable Houses as might be expected to be built under the existing power of granting, for the more extended term of 99 years, Leases of the Property under our own management. But a clause for authorizing the Officers of the Duchy to grant Building-Leases for 99 years, has been introduced into a Bill now before Parliament; and should that Bill pass into a Law, there will be no longer any obstacle to the immediate execution of an Improvement, which is likely to add much to the ornament and convenience of that part of the Metropolis.

WE have already mentioned the prevalent opinion concerning the imperfect state of the Drainage or Sewage in the Western part of the Town.* The great importance of that subject, merely viewed as affecting the Value of the extensive Property of the Crown, between Marybone Park and the Thames, independent of other still more serious considerations, must be very obvious. Our attention had been already drawn to it, when a Proposition for forming a covered Sewer from the Estate of the Bishop of London, through Hyde Park, was referred to us by the Lords of the Treasury, for our opinion. We are persuaded it will not be expected that we should enter here into the discussion of a matter in many respects of a scientific nature: but we think it our duty to observe, that among other Documents which we had occasion to peruse at that time, certain Reports of a Committee of the Court of Sewers, of Mr. Treadgold their Surveyor, and of Mr. Rennie, appear to us justly deserving the attention of Government and the Legislature; and we have therefore thought it proper to insert them in the annexed Appendix.

SEWERS.
* Supra, p. 13.

Appendix,
No. 11. (C.)
" " (D.)
" " (E.)
" " (F.)

Mr. Fordyce, in a Memorial to the Lords of the Treasury, dated the 14th of May 1804, and inserted in the Appendix to his Second Triennial Report, after observing, that, before the passing of the Act of 34 Geo. III. no Covenants used to be inserted in the Leases of the Landed Property of the Crown, respecting the management of the Land,

COVENANTS
ad Trienn. Rep.
Appendix, No. 16
final edit. p. 37
large edit. p. 93.

Land, but that since the Establishment of the new system under that Act, some such Covenants were necessary, in order to secure the permanence of the expected Improvements, and to protect the Property from waste, proceeded to submit those which at that time he thought it would be advisable to adopt; and after a modification of them, in consequence of some correspondence between the Lords of the Treasury and him, the forms of a series of Special Covenants were sent, and were inserted in all subsequent Leases, unless when a departure from any of them was recommended by the Land Surveyor, in which case, such other stipulations were substituted as appeared to be better suited to the particular circumstances of the Estate.

But we found that during the seven years which had elapsed since that Plan was adopted, it had happened on the one hand, in many instances, that after a new Lease had been agreed to by the intended Lessee, with the approbation of the Lords of the Treasury, such Lessee, upon being made acquainted with the Covenants, had refused to execute the Lease unless some of them were omitted; and on the other hand, we had reason to apprehend that Leases had been accepted containing all the Covenants, under the persuasion that it would either turn out to be impossible, according to the present course of proceeding with regard to Crown Estates, to substantiate the infringement of those Covenants, or else, if substantiated, to enforce the penalties expressed in the Lease, or the legal consequences incident to such infringement, in a manner consistent with the lenity and indulgence the Lessors might not unreasonably expect to meet with, on the part of the Crown.

But besides the objections on the part of the Lessees to certain of the Covenants, there were several of them which very experienced Land Surveyors had repeatedly represented as either inexpedient in general, or not adapted to the circumstances of particular districts of the Kingdom; and one or more which, as we were informed, Mr. Fordyce himself had come to think ought to be either altered or relinquished.

From these considerations, we were induced to consult the most eminent Land Surveyors in the ordinary employment of the Land Revenue Department on the stipulations contained in the established Covenants, respecting *Payment of Rent, Fences, Drainage, Timber, Wood and Planting, Waste, Repairs, The general course of Management, The course of Management during the last five years, and The Field Book*; after which we laid before the Lords of the Treasury, in a Report dated 15th July last, a new scheme of Covenants, modelled and altered in various respects, according to the best judgment we were able to form on a comparative view of the different opinions and arguments which had been communicated to us by those Surveyors.

By a Letter from one of their Secretaries, of the 29th October following, their Lordships signified their approbation of the whole of this scheme, except as to one particular in the fifth Covenant concerning the management of Coppice Wood, which they directed to be altered; and a copy of the whole, as they have been printed with that alteration, will be found in our Appendix.

Appendix, No. 13.

INSTRUCTIONS TO
SURVEYORS.

34 Geo. III.

c. 75. l. 8.

Appendix, No. 14.

Mr. Fordyce had also established a printed form of Instructions to be transmitted to the Surveyors employed, according to the directions of the Act of 34th Geo. III. in the survey and valuation of Estates about to be let, directing their attention to the points which he thought of the greatest importance. Besides making those Instructions more special in certain other respects, we have added two entire Clauses by one of which the Surveyors are required to consider and report, with their reasons, how far all, or any, and which, of the proposed new Covenants (a copy of which is sent with the Instructions) or under any, and what, modifications thereof, or any, and what, additional or other Covenants, ought, in their opinion, to be inserted in the Lease to be granted.

The expediency of such a direction as this must be evident, when it is considered, that after all, Covenants framed upon general principles can only serve as a sort of land-marks to guide the Surveyors in the first instance, and those who are entrusted with

with the management of the Estates of the Crown afterwards, in determining which of such Covenants, and what others, may be applicable to the particular Estate under consideration.

A difficulty had sometimes occurred respecting the Covenants inserted in a Lease, even after the intended Lessee had been perfectly apprised of, and had agreed to, all those proposed by the Surveyor General, and approved of by the Treasury, from the circumstance that the customary Warrant for making out the Lease authorized the Clerk of the Pipe to insert, not only such Covenants as had been so agreed to and approved of, but also "such others as he should think necessary for His Majesty's Service, and usual in Leases of the like nature." Under those words, that Officer had thought himself authorized to make additions to the Covenants, and had often exercised such power. But as this might have the effect of throwing the whole to a loose, by the intended Tenant refusing to execute the counterpart of the Lease with such additions, we proposed to the Treasury, that the words above mentioned should be omitted in future Warrants, and that the Clerk of the Pipe should be directed to confine himself to the insertion of the Covenants contained in the Instruments called Conditions and Rates prepared in this Office, and annexed to the Warrant; and their Lordships concurring in the opinion that it would be expedient to discontinue the Clause which conveyed such power, signified to us that they had directed it to be left out in all future Warrants.

ALTERATION IN
WARRANTS FOR
NEW LEASES.

Treasury Minute,
22 October 1811,
Appendix, No. 13.

Since that time, when the terms upon which a new Lease will be recommended are sent to the intended Lessee, a Copy of the printed Covenants, with any alterations that on the recommendation of the Surveyor we may have approved of, as adapted to the particular case, are also transmitted to him, with an intimation, that if he agrees to accept the Lease on the terms and with the covenants so communicated to him, a strict compliance with those Covenants will be expected and enforced.

Having had occasion to apply to the Lords of the Treasury, by our Letter dated 7th of September last, for the money necessary to discharge Surveyors' Bills to a considerable amount, which had fallen into arrear, and thinking it very inexpedient that bills of that sort should remain unsettled for an indefinite time, we proposed that, in future, annual lists of such bills as should have become due for business done in the preceding year should be prepared and laid before their Lordships, in order that we might then receive the proper Warrants for their payment. This proposition was approved of, and the other additional Clause in our general Instructions was framed with a view to this object; such Clause directing the Surveyor to set forth in his Report the amount of the Accounts of his charge for the service required by the Instructions, and to annex a Copy of that Account to such Report.

SURVEYORS' BILLS.

Appendix, No. 14.

It has sometimes happened, particularly with regard to Leases of Houses, that when a Lessee has applied for a renewal a considerable time before the expiration of the Lease, and a Survey has been made for the purpose of ascertaining the terms to be required on the renewal, the Lessee has refused to agree to the terms proposed. As, in such cases, it is not probable that the Survey then made would be sufficient to ascertain the value at the time when the Lease expires, so that a new Survey would again become necessary, we have directed by a general Order, that all parties applying in such cases shall be required to signify that they will undertake to pay the charges of the Survey, whether they shall afterwards agree to the terms to be proposed to them, or not.

Expense of
Surveys.

WHEN reviewing the matters depending in the Land Revenue Department, we had frequent occasion in the case of Inclosure Acts where the Interest of the Crown is concerned, to observe that much time had intervened, (sometimes ten years) between the passing of such Acts, and the publication of the Awards of the Commissioners (189.)

Limitation of
THREE YEARS
FOR PUBLISHING
AWARDS UNDER
INCLOSURE ACTS.

F

appointed

appointed to carry them into effect. The great inconvenience and unnecessary Expense which this has a tendency to produce, is apparent, and has been represented or admitted by some of the most experienced Surveyors, persons who have themselves very often acted in such Commissions, and who have declared their opinion, that in all but very special cases, where, for instance, drainage of extensive districts, or embankments against the sea, are to be executed under the authority of the Commissioners, a limitation of three years would allow ample time for every purpose of such Acts. Enjoining ourselves that opinion, we have established, as a rule to guide our discretion, that the parties applying for the consent of the Crown to any such Act (unless where they shall state satisfactory grounds for making an exception in their peculiar case) shall be required to agree to a clause, directing that the Award shall be published at or before the end of the third year after the passing of the Act, before we will recommend that such consent be given.

In consequence of this rule, in far the greater number of such Private Bills which have been introduced during the last and present Sessions of Parliament, a clause enacting the limitation of three years has been inserted.

INCLOSURE ACTS
1828-29.
Appendix, No. 15.

A List of the Acts for Inclosures, and other purposes affecting the Interest of the Crown, which have passed since the period of Mr. Fordyce's last Report, will be found in the Appendix.

INCREASE OF
ARABLE LAND BY
INCLOSURE ACTS.

According to a computation formed on the recitals of those Acts, there is reason to believe that by their operation above 140,000 Acres, formerly subject to Rights of Common, will become the exclusive property of Individuals discharged of those rights. If we suppose about one third part of that whole quantity to consist of Common Fields already employed in Tillage, there will still remain near 100,000 Acres, which if fit for the production of Corn, will be added to the Arable Land in the Kingdom; and which will probably continue to be farther increased to a very considerable extent by similar Acts for many years to come. *

* *Ibid*, p. 13.

DEPARTMENT
OF WOODS
AND FORESTS.

PART II.

IT still remains for us to take notice of certain Proceedings, which have been had since the union of the two Departments, relative to several Forests, or reputed Forests, and other Estates of the Crown, heretofore under the management of the Surveyor General of Crown Lands, part of which, it has been thought, might be appropriated to the growth of Timber for the use of the Navy. And although the Provision of the Statute which has prescribed these Triennial Reports, does not extend to the Department of Woods, we think it will be convenient to take this occasion to give a summary account of the principal Measures which have been adopted in that Department, subsequent to the Reports of the Parliamentary Commissioners, down to the present time: That account will naturally include a statement of the proceedings above mentioned.

11th Report, p. 10.

From the Eleventh Report of the Parliamentary Commissioners, it appears that the average annual consumption of Oak Timber, in the construction and repairs of His Majesty's Ships in the year 1788, was above 50,000 Loads; and that the Woods on private Estates could not be relied on for any thing like a regular supply to that amount, their inquiries having led them to conclude that the quantity of large Timber on those Estates was in a state of progressive diminution, and from the operation of various causes would probably in the course of time be totally exhausted; it having been proved that it cannot be the interest of individual Proprietors to permit their new Plantations to grow to the size necessary for most Naval purposes, it was therefore their opinion that a sufficient quantity of Land belonging to the Crown

Crown should be set apart for securing in future a certain supply equal to the 21st Report, p. 12.
above amount, and they computed that 100,000 Acres would be required for that purpose.

From that time various attempts which had been made to carry into effect some of the Plans on which they had founded their hopes of appropriating Land to that extent, as Nurseries for Naval Timber, had proved unsuccessful, and particularly the Bill relative to New Forest, mentioned in Mr. Fordyce's First Triennial Report, which passed the House of Commons*, but according to his expression, was "unfortunately" lost in the other House.

First
Triennial Report,
Small vol. p. 25.
Large vol. p. 10.

* Anno 1792.

If the wise and provident enactments of the Statutes of Charles the Second and William the Third, for making successive Enclosures in the Forest of Dean and the New Forest, had been regularly enforced, those two Forests might by this time have been nearly equal to furnish the annual Supply above mentioned; but, except during the first years after those Laws had passed, and on two or three more recent occasions, when they were attempted to be executed in a manner not warranted by their legal construction, they seem to have been almost entirely overlooked; and when (on the suggestion of the Parliamentary Commissioners) it was intended to make them again available, it was found, after consulting the Law Officers of the Crown, that from the non-compliance with the conditions necessary for continuing them in force, it had become very doubtful whether they could now be acted upon, without new authority from the Legislature.

20 Chas. II. cap. 3.
and 10 W. III.
cap. 35.

In consequence of this opinion, it was thought advisable to pass the Declaratory Act of 48 Geo. III. cap. 72. Since that Time Enclosures and Plantations, to the extent intended by those former Statutes, have been undertaken, and are now nearly completed in both Forests.

48 G. III. cap. 72.

It appears from authentic information, and statements, which have been before us, that the Tonnage of the Navy in 1806, amounted to 376,057 Tons, which at 1½ load to a Ton (the usual calculation), would have required, to build the whole, 1,164,085 Loads; and, taking the average duration of British-built ships to be fourteen years, the annual average quantity of Timber requisite for such a Navy, would be 83,149 Loads, exclusive of Repairs.

The average annual quantity actually used both in building and maintaining, or repairing, the Navy for eighteen years, from the 1st of January 1789 to the 1st of January 1806, has been calculated at 85,202 Loads; but the average quantity in the Prizes taken during those eighteen years, exclusive of recaptures, had been 21,341 Loads, which, deducted from the whole number of 83,149 Loads, leaves 61,808 Loads.

The great increase of the Navy, both by building and capture, between the beginning of the above period of eighteen years and the year 1806, will account for the finalness of the difference between an annual consumption of 83,149 Loads, calculated according to the quantity of Navy Shipping in the last year of that period, exclusive of Repairs, and only 21,341 Loads on the average of the whole period, including Repairs.

We have not ascertained how much ought to have been added to the 83,149 Loads for annual Repairs; but as it has been stated generally, that from 100,000 to 120,000 Loads by the year would be necessary to maintain the Navy on its present footing, it follows, if we take the medium of 110,000 Loads for the whole, that about 27,000 of that number would be annually employed in Repairs.

If for building and repairs together the whole annual demand is put at 110,000 Loads, then, after deducting 21,341 Loads as the average of Prizes, the annual quantity necessary to be provided for both purposes will be 88,659 Loads.

It

It does not form an unreasonable supposition, that of these 88,659 Loads, 28,659 may in future be supplied (even assuming what is extremely probable, that little or no Oak shall be suffered to remain on private estates till they attain the size of large timber) by the introduction of a greater quantity of other sorts of Wood in the construction of Ships of War, and the use of other means and resources to economise British Oak, on account of the increasing scarcity of that sort of Timber.

This leaves 60,000 Loads of such Oak as the quantity which would be sufficient annually to support, at its present unexampled magnitude, the whole British Navy, including Ships of War of all sorts, but which may be taken as equivalent, together, to 20 Seventy-fours, each of which, one with another, contains about 3,000 tons, or would require, at the rate of a load and a half to the ton, 3,000 Loads, making just 60,000 Loads for Twenty such Ships.

It is a current opinion, that not more than Forty Oaks can be produced and grow to maturity on an acre of land; and in several of the Answers to the printed Queries which the Surveyor General of Woods, &c. circulated in the year 1808, and of which he transmitted a copy to the Lords of the Treasury, they had been put at a smaller number; but on the other hand there is reason to believe, from the actual experience of several very intelligent Owners and Managers of extensive Oak Woods and Plantations in different parts of England, that in a favourable situation, and with proper management, more than Eighty such trees may be produced on one Acre*.

* Appendix,
p. 214.

Adhering, however, to the above average of Forty to the Acre, and taking the average quantity of timber in each tree at a load and a half, 1,000 Acres will, at the end of one hundred years, the period of time generally allowed for the full growth of an oak, produce 60,000 Loads, or enough, with the concurrent resources of capture, &c. above mentioned, to maintain the Navy on its present scale for a year.

And, according to this deduction, 100,000 Acres would be requisite, and adequate, if so planted and managed that the Timber on each 1,000 could be felled in successive years, and that 1,000 immediately replanted, for maintaining a Navy like the present for ever.

If the above general conclusions can be taken as sufficiently established, the remaining considerations must be,

- I. How the 100,000 Acres are to be obtained:
- II. In what course or rotation to be planted:
- III. How the annual supply is to be furnished, till the timber to be raised in them shall progressively arrive at the requisite maturity.

I.—On the first of these points, the late Surveyor General of Woods, &c. Lord Glenbervie, in his Report to the Treasury, bearing date the 11th of April 1809, submitted a Statement which he had formed on a consideration of the circumstances of the different Royal Forests, as they appeared to him at that period; the result of which was, that about 60,000 Acres might be reckoned upon from those Forests.

In addition to this quantity, he suggested that the remaining 40,000 might probably be obtained,

- 1st. From Forest Lands in the Duchy of Lancaster:

41 Geo. III. c. 56.
Newwood
Forest.

On the Division of Newwood Forest, under an Act of 41 Geo. III. cap. 56, 3,000 Acres were appropriated in Severalty to the Crown, and of these, 1,000, then consisting of Wood Land, have been filled up in the vacant parts with young Trees of different sorts.

2^{dly}. From the allotments to the Crown on the Division of Wastes and Commons, where the King is Lord of the Soil, or has other Rights.

3^{dly}.

3dly. From similar allotments within the Duchies of Lancaster and Cornwall.

4thly. By the acquisition, either by purchase, exchange, or otherwise, of Lands locally situated within the different Royal Forests, but in the occupation and considered as the property of individuals, whether originating in legal title, or in encroachments beyond the time within which possession may be questioned.

5thly. By the purchase, either absolute or qualified, of Woodlands, conveniently situated, and lying together in sufficient extent, from private Owners.

6thly. By purchasing out, or suffering to expire without renewal, Leases of part of the Domains of the Crown, either Oak Coppices, or Land where Oak Timber has formerly grown, or which shall be deemed fit for the growth of Oak.

*Appendix, No 18,
p. 159.*

It has been objected to such non-renewal or resumption of the Leases of any part of the cultivated Estates of the Crown, that "in the present state of the agriculture of the Kingdom, the produce of Food being insufficient for the Population, it would not be advisable that any part of the cultivated Estates of the Crown should be "planted."

But if it shall be found expedient, in some cases of new Plantations on the Estates of the Crown, to include portions of Pasture or Corn Land, the part so abstracted from the production of Food will be compensated ten-fold by the division in Severalty of various Royal Forests and Wastes * which has taken place for some years past, and is likely to be continued, in consequence of which many thousand Acres, which otherwise could never have been used in raising Corn, have been, and will be, set at liberty for that mode of cultivation.

* *Supra*, p. 22.

II.—If Oaks planted in 100,000 Acres could be supposed to attain their maturity exactly in 100 years, and those growing on each 1,000 Acres, were to be cut in fuccession annually, the proper course would be to plant but 1,000 the first year, and a like number of Acres every successive year, so that the last 1,000 Acres would not come to be planted, nor the first to be replanted, till 100 years after the commencement of the operation.

But it is impossible to suppose that this could in fact be the case. On account of differences in the soil, exposure, quality of the Seeds, accidental state of the weather, and other causes, the growth of different Trees in the same Plantation, as well as of Trees in different Plantations, must vary very considerably. In some instances, all, or some of the Trees in the Plantations of the same year, will have attained their maturity in less than 100 years, in others, not till after the expiration of that period.

It is further to be observed, that according to the majority of the opinions collected from experienced judges of the subject, Trees, after they have reached their maturity and full growth, will continue stationary, and without any sensible deterioration, for a very considerable space of time.

It cannot be expected that any operation, the completion of which is to continue in the uniform annual execution of particular parts of it, through a progressive series of so many years, would not be materially deviated from, or relinquished before its completion, whatever means of prevention the Government which adopts it might establish.

Considerations of this sort induced the Surveyor General to think that the whole 100,000 Acres (which ought to be fixed upon and appropriated as soon as possible) should be enclosed and planted at the rate, on the average, of about 4,000 Acres annually. The whole would thus be completed in 25 years, a portion of time during which it may be reasonable to suppose, that some of those who may have had a concern

in the adoption of that plan, may live both to take a part in its gradual execution, and to see it brought to a conclusion.

III.—If the first Fall of Navy Timber from the proposed Plantations of 100,000 Acres cannot be reckoned upon in less than 100 years from the present time, it becomes a matter of the most serious concern to examine how the necessary demand is in the mean time to be supplied.

But here it is to be remarked, that the adoption of the proposed measures for to remove a supply in future will not in the least clash with, or impede, the necessary intermediate provision.

The chief resources for that provision seem to be, 1. Whatever Oak Timber still remains in the Royal Forests, either proper now to be felled, or in different stages of its growth:—2. The Oaks of the same description in the other Woodlands of the Crown, to be released or reserved in the manner above mentioned:—3. Whatever there is of the same sort upon private estates:—4. As in the later thinnings of the Plantations, and long before the lapse of the 100 years, many Trees must be felled which have acquired the contents of from 20 to 40 cubic feet or upwards, (and it appears by returns in the Office of Woods, that Trees of those inferior sizes are sometimes accepted for the use of the Navy,) a considerable quantity of Timber may be obtained from those thinnings. Indeed, although 100 years have been assumed in the foregoing reasonings and calculations, as the period when Oaks will acquire the average contents of a load and a half, there is great reason to believe, that in favourable soils and situations, they will grow to that size much sooner; as it is certain that they will often continue to thrive and increase long afterwards:—5. The importation from beyond Seas, of Oak, the growth either of our own foreign territories, or of other countries:—and, 6. The use of other Sorts of Wood which may have been proved fit for the construction of Ships, whether the produce of the United Kingdom, of America, or of the West or East Indies.

What follows will show what has actually been done or undertaken, in both Departments, in prosecution of the Plans for raising Navy Timber, above detailed.

The specific Number of Acres authorized under the Acts before mentioned to be enclosed and planted in Dean and New Forests, is—In Dean Forest 11,000 Acres; in New Forest 6,000 Acres.

By an Act of the 30th of Geo. III. c. 115, there have been appropriated in Severalty to the same use, in Bere Forest 1,400 Acres.

By Bills now depending, if they pass into Laws, there will be obtained, in Alice Holt Forest 1,600 Acres; in Woolmer Forest 2,000 Acres; in Parkhurst Forest from 750 to 1,000 Acres; and in Delamere Forest from 3,000 to 4,000 Acres.

In the Forests of Whitelwood, Saley, and Whichwood, there are sundry Coppices, the Timber in which belongs to the King. Of those in Whitelwood, the Underwood is the property of his Grace the Duke of Grafton, who is Grants thereof, and of the office of Warden of the Forest, in fee. In the two others the Underwood belongs to the King, subject, in the case of Whichwood, to a Lease for three existing Lives to the Duke of Marlborough, and in Saley, to the life estate of Lord Euston. These Coppices are thrown open to the King's Deer and the Cattle of the Commons, at the end of 8 or 9 years from the time when they are enclosed, after each cutting of the Underwood, at which period the growth of the maiden Oaks or Shoots which had sprung up from healthy stools since the former cutting, is seldom such as to put them out of danger from those animals; and therefore the stock of growing

growing Trees or young Plants in these Coppices, has never been sufficient to furnish the quantity which ought by Law to be ultimately left there.

A method has occurred of aiding this spontaneous production, by planting after each cutting a considerable number of young Oaks, of such a size as to be beyond all danger from the Cattle and Deer, at the end of the limited number of years.

In various instances, Oaks planted out, when of that size, in Dean and Bere Forests, and elsewhere in Parks and open Commons, and even unprotected by fencing, have not only taken firm root, and grown kindly, but, (in some of those instances) have in the space of 60 years come to yield from a load to a load and a half of Timber.

These facts having been stated to Lord Francis Spencer, to whom the Wardenship of Whichwood, and the Lease of the Coppices there have been assigned, and to the Duke of Grafton, they readily consented to the Plan of making the experiment in the different Coppices in each of the said Forests successively, as they come to be cut and re-enclosed in the course of the established rotation.

Supposing this plan to succeed, we may add, to the quantity already enumerated, the whole of the Coppices in question, amounting to 6,439 Acres.

There are, besides, Enclosures in the different Forests belonging in Severalty to the Crown, now appropriated to the growth of Navy Timber, consisting in the whole of 1,150 Acres.

Of Woodlands on other Estates of the Crown which have been usually demised, there have been actually reserved out of the renewed Lease of the Manor and Estate at Eltham, 295 Acres. And it is proposed to retain, out of several other Estates, for which there are treaties now depending for new Leases, to the amount of 26½ Acres.

Authority has been given to treat for the purchase of certain Woodlands in the County of Kent, situated very near to His Majesty's Dock-Yard at Chatham, consisting of 277 Acres.

By the Bere Forest Act above mentioned, and the Bills still depending for dividing and enclosing Parkhurst and Delamere Forests, power is given to the Crown to purchase, for the exclusive purpose of Navy Timber, the allotments made and to be made to individuals; and having been empowered by the Treasury to treat for such purchases in Bere Forest, we have already received propositions from two Gentlemen, for the Sale of their Allotments there.

There are two very extensive tracts of Land, which, like Delamere, appear to have been formerly Royal Forests, and of which the Soil belongs to the Crown, viz. the Forest of Brecknock, in the County of Brecon, and that of Exmoor, in the Counties of Devon and Somerset.

The Forest of Brecknock consists of 40,000 Acres; but of this, as appears from a Report made by a Person who has been employed to survey it, there are only about 2,000 Acres fit for the growth of Oak. Under the Act of 43 Geo. III. we have a power, with the approbation of the Lords of the Treasury, to sell the whole of the King's Interest in this Estate; and though it would be very desirable to retain those 2,000 Acres in the Hands of the Crown, yet the Rights and Claims over the whole are of so complicated and extensive a nature, that an attempt to divide and enclose it in the manner of Bere Forest, and the others we have mentioned, appropriating a due proportion to His Majesty, might be attended with insurmountable difficulty. We therefore think that the best course will be, to sell the entire Interest of the Crown in Brecknock Forest by Auction, or otherwise; when, we trust, we may be authorized by the Legislature to apply the produce of such Sale to the purchase of other Woodlands, better situated and less objectionable in other respects.

Appendix, No. 19.
p. 163.

WOODLANDS ON
ESTATES OF THE
CROWN.

AUTHORITY
GIVEN TO TREAT
FOR THE PURCHASE
OF WOODLANDS.

BRECKNOCK
FOREST.

Cp. 71.

The

EXMOOR FOREST.

The Forest of Exmoor is laid to contain about 20,000 Acres, and we have some reason to hope that part of it may be found proper for planting with Oak. A Memorial to the Lords of the Treasury, by the Lessee of this Estate for a renewal of his present Lease, which will expire in the year 1814, having been referred to the late acting Surveyor General of Land Revenue, we ordered a Survey to be made in the usual course, and intrusted the Surveyor particularly to report his opinion on that point.

Should the result of this Survey confirm the expectation we have been led to entertain, we hope it may be found practicable, with the consent of Persons having Rights of Common over this Estate, to obtain an Act of Parliament for dividing it, and appropriating the portion allotted to the King in the same Manner, and for the same exclusive use, as has been done with respect to his Majesty's share of Bere Forest.

ROCKINGHAM FOREST.

In the Ninth Report of the Parliamentary Commissioners, they recommended, for the reasons therein stated, that an Act of Parliament should pass, by which His Majesty should be empowered to appoint Commissioners or Trustees to treat separately with Lord Westmorland, Lord Exeter, Lord Ossory, and Mr. Hanson, the Grantees of the different Offices in Rockingham Forest, for the Sale of the Interest which the Crown had over each of their Estates therein, on fair and reasonable Terms.

It was afterwards found that a more convenient mode of executing this purpose would be by distinct Acts, enabling His Majesty to make separate Grants to each of those Parties in Fee Simple, of the remaining interests of the Crown in and upon their several Districts, for an adequate consideration in money, the same to be valued and ascertained by the proper Officers of the Crown; and accordingly four different Acts passed for that purpose.

^{3d}
Third Report,
Final vol. p. 15.
Long vol. pp. 118
& 119.
• Supra, p. 6.

After a negotiation between Lord Westmorland and Mr. Fordyce, the particulars of which are set forth in his Third Triennial Report, the price to be paid for His Majesty's Rights in his Lordship's part of the Forest*, was fixed at the Sum of £10,038. 15s. 6d. and, as stated in the preceding part of this Report, that Sum having been paid into the Bank of England, with interest thereon to the day of payment, has been laid out by us, in the purchase of £17,867. os. 8d. Three per Cent. Consolidated Annuities, according to the terms of the Act.

Similar treaties had also been entered into by Mr. Fordyce with Lord Exeter and Lord Ossory; but Lord Exeter having died in the mean time, and the Trustees under his Will having declined coming to an ultimate settlement until the transaction with Lord Westmorland should be finally concluded, the sum they were to pay was not completely fixed till very lately. They have now agreed to the price proposed by Mr. Fordyce, amounting to £11,556. 4s. 2d.

In the case of Lord Ossory, certain questions, relative to the nature and value of the respective rights of the Crown and his Lordship, arose in the course of the negotiation between him and Mr. Fordyce; and no final settlement had been come to at the time of Mr. Fordyce's death; but during last summer, in consequence of an agreement between Lord Ossory and us, those questions were referred, under the authority of the Lords of the Treasury, to Arbitrators mutually named, with liberty to choose an Umpire, if they should differ in opinion. The decision of those Arbitrators will fix the sum to be paid by Lord Ossory, and we have reason to expect that decision in the course of a few weeks.

As the whole of this money will be the produce of His Majesty's Forest Property, we submitted to the Lords of the Treasury, that it might be fit to propose to Parliament to authorize the re-transfer of the £17,867. os. 8d. Three per Cent Consolidated Annuities above mentioned, and to direct the Application of the sum produced by that re-transfer, as well as of those to be paid by Lord Exeter and Lord

Ossory

Odory, to the purchase of Lands fit for the growth of Navy Timber; and a clause has been introduced for that purpose into a Bill respecting the management of the Forests, now depending in the House of Lords.

Mr. Finch Hatton, though entitled to the benefit of the Act authorizing the Sale to him of the Crown's Interest in his part of Rockingham Forest, has, hitherto, declined entering into any Treaty for that purpose.

It was once our intention to conclude this Report with an account of the methods of Planting which have been pursued in the new Enclosures in Dean and New Forests, under the immediate direction and superintendence of the late Surveyor General of Woods, and his Deputies. This, however, would lead to a greater detail than seems necessary on this occasion; we, therefore, content ourselves with the insertion in the Appendix of certain Statements of Facts and Opinions, explanatory of those methods, and illustrative of the principles on which they have been adopted.

Appendix,
Nos.
16, 17, 18 & 19.
p. 160, &c.

The Enclosures and Plantations hitherto executed have cost at the rate of about £5 per Acre, which Expence has been defrayed from the Fund in the Bank, arising from the Sale of His Majesty's Timber.

GLENBERVIE.
W. D. ADAMS.
HENRY DAWKINS.

Office of Woods, &c.
4th Jan 1812.

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APPENDIX,

PART I.

Appendix, No. 1. A.

DEPARTMENT
OF
LAND REVENUE.

COMMISSIONERS' REPORT,

Proposing an Establishment for conducting the Business of the United Departments of Woods
and Land Revenue.

My Lords,

Office of Woods, &c. 12th September 1850.

HAVING taken the Oath prescribed by the Act of the last Session of Parliament (50 Geo. III. cap. 65. sect. 5.) before Mr. Baron Wood, a Certificate of the Administration of which has been indorsed on the back of the Letters Patent by which we are appointed; We have, this day, entered upon the execution of the Duties prescribed by the said Act, and our Commission; and Lord Glenelgh having stated to the Board that it had appeared to him, as well from the terms of the Treasury Minute of the 26th of September 1849, and the tenor of the said Act of Parliament, as on the best attention he had been able to give to the subject, that it was the intention of Government, and would be necessary, that various arrangements should be made by the authority of your Lordships, for the due and proper conduct of the affairs of the Two Departments, now united and placed under the Management of this Board; and that he had therefore thought it his duty, ever since the passing of the said Act, manfully to consider of the nature of the business of the said Departments, and to confer repeatedly respecting the same with the principal and confidential Officers of each, in order to form the best opinion in his power concerning the most convenient method of distributing and executing the various details which will fall under the management of this Board, among such an Establishment of Officers and Clerks, in respect both of numbers and appointments, as will in his judgment be required for the purposes aforesaid, and that he had accordingly prepared, and reduced into writing, a Plan, for such Establishment of Officers and Clerks, together with various Observations explanatory thereof; and he having laid the said Plan before the Board, the same was taken into consideration; and the two other Commissioners, to whom he had communicated the said Plan previously to this Meeting, concurring with him, as far as their limited knowledge of the subject will admit, in the opinion that the Establishment therein proposed will be a proper Establishment for the due performance of the combined Duties of the two Departments, we beg leave to submit the said Plan to your Lordships, and request your decision and directions thereon.

We are, my Lords,

Your Lordships very humble Servants,

GLENELGH.
WILLIAM DACRES ADAMS.
HENRY DAWKINS.To the Right Hon. the Lords Commissioners
of His Majesty's Treasury.Proposed ESTABLISHMENT for conducting the Business of the United Departments of His
Majesty's Woods, Forests, and Land Revenue.

Proposed Situation (with the Name) of the Persons now employed in the United Departments.	Proposed Salary, of each Officer.	After 5 Years Service.	After 10 Years Service.	After 15 Years Service.	After 20 Years Service.	DUTIES.
Secretary for the Department of Woods, Forests, &c. Alexander Milne	300	275	250	225	200	To prepare for the Board and send them all business relating to the Woods and Forests; to take Minutes of their Instructions thereon; and to see that the directions which they shall give are carried into execution. To prepare all Letters which they shall direct to be written by him, and to lay before them for their signature, all orders, letters or Reports. To see that the Books and Documents of the Office are regularly kept and arranged, and that the entries be not falsified or got into error. To have full direct communications with the Treasury and Home Office, and persons having business with this branch of the United Departments, so that he may be enabled to do the best of the business relating to Enclosures and Plantations, and the measures for the general improvement of the Woods.

(&c.)

I

Proposed

No. 1. A. Proposed Establishment for conducting the Business of the United Departments of His Majesty's Woods, &c.—continued.

Proposed Stations (with the Names) of the Persons now employed in the United Departments.	Proposed Salary of each Office.	After 7 Years Service.	After 10 Years Service.	After 15 Years Service.	After 20 Years Service.	DUTIES.
Secretary for the Department of Crown Lands, &c. James Foster	500	750	800	850	900	The two general book-keepers in the Department of Crown Lands, with the details of the business relating to the Crown Property in Wales, to the <i>Dispossession</i> of Copyhold Estates, and to <i>Leases</i> and <i>Reversions</i> , under the Act of 24 Geo. III. cap. 57.
2d Senior Clerk, John Thompson	300	320	400	450	500	
3d Senior Clerk, James King	500	550	600	650	700	The book-keepers in respect of <i>Lodges</i> , <i>Park Woods</i> , <i>Forests</i> , &c. in the different <i>Parishes</i> and <i>Manors</i> ; preparing <i>Abstracts</i> of Papers for <i>Law Officers</i> ; the <i>Entry</i> of all <i>Tenancy Warrants</i> , <i>Leases</i> and other <i>Deeds</i> of all Reports to the <i>Treasurer</i> , and of Reports from <i>Surveyors</i> , <i>Deputies</i> , <i>Architects</i> , &c.
2d Senior Clerk, William Pearson	400	450	500	550	600	
3d Senior Clerk, Henry Blakely	400	450	500	550	600	The book-keepers relating to the <i>Leases</i> of the <i>Estates</i> of the <i>Crown</i> in the <i>Country</i> , and of that relating out of the <i>Landholders</i> of <i>Wales</i> over which the <i>Crown</i> has certain rights.
4th Senior Clerk, William Hughes	500	550	600	650	700	
5th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The Examination of the <i>Accounts</i> of <i>Deputies</i> , <i>Surveyors</i> and <i>Architects</i> , and of all <i>Transitions</i> &c. <i>Deeds</i> for <i>Works</i> in the <i>Parishes</i> and <i>Manors</i> . To prepare and abstract <i>Deeds</i> for <i>entry</i> , and also prepare <i>Receipts</i> for the payment of <i>Lease Fees</i> . To make the <i>Balance</i> in the <i>Cash Books</i> . To prepare the <i>General Accounts</i> for the <i>Auditor</i> , and to see to the general arrangement of the <i>Books</i> and <i>Papers</i> .
6th Senior Clerk, William Hughes	500	550	600	650	700	
7th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
8th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
9th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
10th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
11th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
12th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
13th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
14th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
15th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
16th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
17th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
18th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
19th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
20th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
21st Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
22nd Senior Clerk, Benjamin Palmer	500	550	600	650	700	
23rd Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
24th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
25th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
26th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
27th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
28th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
29th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
30th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
31st Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
32nd Senior Clerk, Benjamin Palmer	500	550	600	650	700	
33rd Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
34th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
35th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
36th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
37th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
38th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
39th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
40th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
41st Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
42nd Senior Clerk, Benjamin Palmer	500	550	600	650	700	
43rd Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
44th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
45th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
46th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
47th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
48th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
49th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
50th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
51st Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
52nd Senior Clerk, Benjamin Palmer	500	550	600	650	700	
53rd Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
54th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
55th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
56th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
57th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
58th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
59th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
60th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
61st Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
62nd Senior Clerk, Benjamin Palmer	500	550	600	650	700	
63rd Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
64th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
65th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
66th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
67th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
68th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
69th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
70th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
71st Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
72nd Senior Clerk, Benjamin Palmer	500	550	600	650	700	
73rd Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
74th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
75th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
76th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
77th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
78th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
79th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
80th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
81st Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
82nd Senior Clerk, Benjamin Palmer	500	550	600	650	700	
83rd Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
84th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
85th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
86th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
87th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
88th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
89th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
90th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
91st Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
92nd Senior Clerk, Benjamin Palmer	500	550	600	650	700	
93rd Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
94th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
95th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
96th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
97th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
98th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
99th Senior Clerk, Benjamin Palmer	500	550	600	650	700	The book-keepers relating to the <i>Leases</i> of <i>Manors</i> .
100th Senior Clerk, Benjamin Palmer	500	550	600	650	700	
Total	4,400					
Salaries of the 3 Commissioners, as specified in the Act of Par- liament	4,400					
Expenses of the whole Establish- ment	8,800					

OBSERVATIONS explanatory of the Reasons and Grounds on which the foregoing Plan of Establishment has been formed. No. 1. A.

The Expense of the Establishment of the Office of the Surveyor General of His Majesty's Woods, Forests, &c. in the year 1826, was as follows; viz.

Amount of Salaries paid to the Surveyor General, and to the Officers and Clerks under him in his Office in Town, together with the Salary paid to the Superintendent of Dean Forest	£	s.	d.	£	s.	d.
Expense of Clerks hired for extra writing, on an average of two years	5,250	—	—			
Expense of the House now occupied for the business of the Office, &c.	120	—	—			
	300	—	—			
				5,670	—	—
The present Establishment of the Office of Land Revenue, is as follows; viz.						
Amount of the Salaries of the Surveyor General, and of the Officers and Clerks under him, including the Salaries of two constant extra Clerks	4,629	—	—			
Payments to Law Stationers for engrossing Leases, &c.	108	—	—			
				4,737	—	—
Together			£	10,407	—	—
The proposed joint Establishment, according to the foregoing Statement, exclusive of the increase to which several of the persons now employed will become entitled, from the length of their past services, amount to				10,585	—	—
Difference			£	178	—	—

It is presumed that the measure of uniting the two Departments would never have been adopted, if Government had not been perfectly satisfied that advantages, infinitely greater than to counterbalance that small additional Expenditure, would result from it.

It is true the proposed change will exceed, to a considerably larger amount, those of the two Offices as they have stood since Lord Glenbervie was re-appointed; because, since that time, there has been a deduction of £1,000. a year from the Salary of the Surveyor General of Woods, and the extinction of the Office of Superintendent of Dean Forest, the Salary whereof was £300. a year; and there will be a saving arising from the sale of the present house of the Office of Woods, which may be put at not less than £300. a year.

But it is submitted, that upon every fair view of the subject, this sum of £1,700. actually gained from the former Establishment, and which it is conceived must be considered as remaining exclusively applicable to the proper objects of Expenditure in the Department of His Majesty's Woods, Forests, Parks, &c. or at least as not merging in the general revenues of the State, cannot be applied to more just and advantageous purposes than, 1st. To raising the Salaries of the different Officers and Servants, so as to bear such a proportion to those annexed to similar situations in other Departments of the State, as the qualifications they require, the duties they have to perform, and the increased prices of all the necessities of life would have demanded; if the present measure had never been adopted:—And 2dly. To such addition of Clerks as has now become indispensable, the business of the Office of Woods, &c. (and it is believed of the other) having increased so much, that notwithstanding the extra Clerks which it has been found necessary to keep almost in constant employment, the ordinary Clerks, during a great part of the year, have been obliged to work at extra hours, often very early, and very late, in order to keep the various Books and Writings in a tolerable degree of forwardness.

In the separate Departments, there are at present two persons who have been heretofore employed under the respective Surveyors General in all direct communications with the Treasury, and in the most confidential and respectable manner; thus exercising the functions of official Secretaries for the respective Offices. And though for the important considerations suggested to the Legislature by the Commissioners of Land Revenue, Government have thought it advisable to propose, and Parliament to sanction, the measure of placing all His Majesty's Estates in Forests, Woods, Lands, Houses, &c. under the Management of the same Board, yet, as there are various reasons, which will readily occur to those acquainted with the course of business in the respective Departments, for still keeping separate and distinct the details of the proceedings in each, it has been thought due to the former services of these persons, whose functions have been, in many respects, very analogous, and that it will be the best means of avoiding dissension from any seeming preference of either, to recommend that they should be placed

upon

No. 1. A.

upon an equal footing, under the description of Secretaries, each for the business in which he was formerly employed; and the same course is proposed to be followed throughout, so that the persons in the two Offices, who have equal positions, may, as far as possible, have equal emoluments.

The further Observations on the proposed Plan are listed under the four following heads:

- 1st. The Salary proposed to be assigned to each Office.
- 2d. The progressive increase.
- 3d. The addition to the number of Clerks on the Establishment; and
- 4th. Allowances of Disappropiation.

5th. The Scale of Establishment proposed in the accompanying Statement will be found, on comparison with those of other Departments, where the persons employed require like qualifications, and have to execute like functions, to be very moderate.

In the Departments of the Navy and Victualling Offices, the Secretaries have Salaries of £1,200. or £1,400. a year; and the Assistant Secretaries, and Secretaries to the Commissions of the Peace, £1,000. a year. The Secretary to the lately established Board of Auditors has £900. a year; and the two temporary Secretaries to the Subdivision Boards of Audit, £700. a year, after five years service: The Secretary to the Comptroller of Army Accoutrements £1000. a year; and the Secretary to the Commissioners for the Sale of Land, for the Redemption of the Church and Corporation Land Tax, £700. a year. The Salary of the Deputy Surveyor General, or Secretary, in the Department of Crown Lands, was proposed by Mr. Fordey, in a Representation to the Lords of the Treasury, dated 24th January 1806, to be made £1000. a year, which from Mr. Fordey stated to be in his opinion no more than a fair compensation for the Fees which were abolished, and the great increase of business which had taken place in every branch of his Office; and this Salary was approved of by the Board of Treasury, as signified in a letter from Mr. Frosmantle, dated the 10th of December 1806. But Mr. Fordey having afterwards found it necessary to new model the Establishment, and subdivide the business of his Office, and to create a new Department for Leases of Houses, instead of applying to the Treasury to be allowed an adequate Salary for the person to be placed at the head of that Department, made provision for such Salary, by reducing the Salaries which had been before sanctioned for the other Offices of his Establishment.

The Senior Clerks, who have the charge of the particular Departments in the Navy and Victualling Offices, have Salaries of from £600. to £700. a year. The Inspectors in the Audit Office, whose duties are analogous to those of Senior Clerks, have from £500. to £600. a year, according to their rank and length of service; and in the very recently modified Establishment of the War Office, from £400. to £700. a year.

The Chief Clerks (of which description none are proposed for this Establishment) in the Offices of the Secretaries of State, Treasury, Admiralty, War Office, and Paymaster General's Office, have much larger Salaries than those which are suggested for any of the appointments in the proposed Establishment.

The amount of Salary, and scale of increase, proposed for the Junior Clerks, is similar to what has been adopted in some, and recommended for others, of the Offices above referred to. The Junior established Clerk in each of the two Departments of Woods and Land Revenue has, at present, £150. a year.

The small proposed increase to the Salaries of the present under Officers in the two Departments, will only place them on a footing with persons of the like description in many other Offices; and considering the dearth of every article of life, will be but barely sufficient for their maintenance, and that of their families; and though it would probably be thought harsh to increase any of them, on account of an arrangement which they could not have had in contemplation, when placed in their respective situations, or to put such of them as had similar duties under the two Establishments, on a different scale of allowance, on which account it is submitted that each of the two Door-keepers should for the present have the same Salary, yet it is proposed, that upon a vacancy by the death or removal of one of them, there should be in future one only Door-keeper. With respect to the present Office-keeper at the Land Revenue Office, it is not proposed to increase her small allowance of £155. a year, as her husband is one of the Messengers; but though her place need not be supplied on a vacancy, it will probably hardly be thought advisable to discontinue that small allowance, until such vacancy shall happen.

The private Secretary to the late Surveyor General of Crown Lands having been allowed a Salary of £700. a year, the proposed Salary of £1000. a year to the person whom the first Commissioner shall select to be his private Secretary, cannot, it is presumed, be considered as unreasonable.

6th. The Plan of a progressive Augmentation of Salaries, according to the length of service, and the extension of the benefit thereof to past services, has been followed in most of the public Departments where the Establishments have been lately formed, or modified. In a comparatively small Establishment, where operations of promotion can but seldom occur, the adoption of such a plan is almost the only encouragement held out to persons, properly qualified, to remain in the Office, and to wait for the succession to the more responsible functions when vacancies do occur.

This

This plan of increase was strongly recommended by Lord Glenbervie, and adopted, in the Office of the Committee of Council for the Affairs of Trade, during the time when he acted as President of that Committee, in the absence of the late Lord Liverpool; and it is also understood to have been adopted in the Treasury, in the Offices of the Secretaries of State, Audit Office, and War Office, and in the Office of the Paymaster of the Forces.

No. 1. A.

3d. The necessity of an addition of three new Clerks to the two Departments is substantiated, as notwithstanding the regular employment of the extra Clerks, who are now proposed to be placed upon the establishment, and the occasional hire of writing Stationers, neither of the separate Establishments has been found sufficient for the great increase of business in the two Departments.

In the Department of Woods, the increase of business has been already such, since Lord Glenbervie's re-appointment to the Office of Surveyor General, in consequence of the extensive Enclosures and Plantations which have been undertaken or determined upon in some of the Forests, and the measures under consideration for the improvement of others, that the immediate addition of another Clerk has, in his opinion, become indispensably necessary.

In the Department of Crown Lands, a new branch of business must be expected to arise by the enfranchisement of Copyhold Estates, Sales of Manors, Mineral Rights, Quit Rents, and small quantities of Land, and the Exchange of Land, under the Act of 48 Geo. III. cap. 73. for which additional assistance will be required, as well as for prosecuting the measures proposed by the late Surveyor General, respecting the Crown Property in Wales, and the disposal of the very valuable Estate of Marybone Park, the Lease of which will expire in January next.

4th. Allowances of Superannuation, in cases where the parties have served with diligence and fidelity for given periods, and where, from old age, ill health, or other infirmity, they have become incapable of executing the duties required of them, have been now settled in respect both of principle and amount by an Act of the last Session of Parliament; but it may be proper to refer to future consideration those cases in the United Departments, as they shall occur, in which the parties shall be deemed to be entitled to this advantage.

Appendix, No. 1. B.

Further REPORT of the Commissioners, on proposed Establishment.

No. 1. B.

Office of Woods, &c. 5th January 1813.

My Lords,

IN the observations which accompanied our Letter to your Lordships of the 11th of September last, explanatory of the Establishment which we there took the liberty to propose, for conducting the business of the united Departments of Woods and Land Revenue, the necessity of an addition of three new Clerks was submitted to your Lordships, each of the separate Establishments having been found insufficient for the great increase of business which had taken place in both Departments; and in our Letter, dated the 16th of October last, we further stated, that after having had an opportunity of considering both individually and at the Board, the Plan of Establishment submitted in our last Letter of the 11th of September, and having had frequent occasion to observe the inconvenience and delay in the execution of the business of our Office, arising from the imperfect state of both the former Establishments, we felt ourselves urged by a sense of duty to represent to your Lordships our confirmed opinion, that the adoption of such a Plan of Establishment as we had proposed, was essential to the furtherance and effectual attainment of the important objects for which this Board has been instituted.

For the purpose of bringing more distinctly to our view the arrears of business of different descriptions, which from various causes with which we deem it at present unnecessary to trouble your Lordships, have unavoidably accumulated in the Land Revenue branch of the united Departments, and thereby enabling us more systematically to arrange a Plan for getting through the whole of it as speedily as a due attention to the current and more pressing occupation of the day would permit, we have directed Lists to be prepared; 1. Of expired Leases of Lands belonging to the Crown, which have not been renewed. 2. Of applications for Leases, or for the purchase of Lands belonging to the Crown, which have not been before in Lease. 3. Of expired Leases of Houses which have not been renewed. 4. Of Leases of Lands, and 5. Of Houses which are so nearly expired, that they may legally be renewed, and applications for the renewal of which Leases your Lordships either already have received, or may soon expect to receive.

(18p.)

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We

Ms. 1. B.

We take the liberty of transmitting herewith, Copies of all these Lists, by which your Lordships will see the number of Subjects before us that require our early attention: But besides these we have found other Cases, amounting in the whole (including those contained in the said Lists) to the number of 341, and we have not been able to proceed to any efficient measure with regard to any of them, except a very few, and these mostly without nearly of course, or at least of a less complicated nature than that of such the greatest number; very many of which, besides the original Memorials or Petitions, are accompanied with numerous Documents, consisting of Surveys, Valuations, and Correspondence, amounting, in many instances, to from 50 to 100, all of these requiring to be read and considered, previously to our taking any steps respecting them.

Under these considerations, and from an entire conviction now forced upon us by the experience we have already had, that with the number of Clerks we found on the Establishment, it would be impossible to carry on the business with due regularity and attention to the interests of the Crown, it has appeared to us indispensably necessary to appoint, provisionally, and until your Lordships shall sanction the same, the three additional Clerks recommended, under the description of 1st, 2d, and 3d Junior Clerks, in the before-mentioned Plan of Establishment, and which we have done accordingly.

In our said Letter of the 16th of October we requested, in pursuance of a Provision in the Act for uniting the two Departments (50 Geo. III. cap. 65, sec. 6.) that your Lordships would be pleased to issue your Warrant to the Auditor of His Majesty's Land Revenue, to make out a Debiture for one Moiety of the Salaries which had accrued and become due to us under the said Act and our Commission, up to the 15th of September, being the usual quarterly day of payment in the Department of the Woods; and that for the future, Debitures should in like manner be made out for one Moiety of the said Salaries in each succeeding quarter, to be deliverable on the four usual quarterly days of payment for the Department of the Woods. Now, yet having received an answer from your Lordships to our said Letter, nor any communication of your decision respecting the proposed Establishment, and another quarter having elapsed, we have, in the mean time, drawn upon the Fund of the Woods and Forests for the amount of the said Salaries up to the 15th ultimo, the Moiety of which, we submit should be repaid to the said Fund from that of the Land Revenue Department, when your Lordships shall issue the necessary authority for that purpose, pursuant to the above-mentioned Provision of the said Act.

We have also felt it necessary to make an advance to the several Officers, Clerks, and Servants, who were employed under the respective Surveyors General, as account of the Salaries to which they may ultimately become entitled upon the Settlement of the Establishment for the united Departments, as it would naturally have been attended with inconvenience to those parties to withhold longer the whole of their Salaries, which, in the Department of Woods, were in arrear for six months, and in that of the Land Revenue from the date of our Commission.

We are, my Lords,
Your Lordships very humble Servants,

GLENBERVIE,
W. D. ADAMS.

To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.

TREASURY WARRANT, authorizing the aforesaid Establishment, with certain Modifications.

AFTER our hearty commendation:—Having taken into our consideration your Representation of the 12d February 1811, enclosing an Account of the Names of the Officers, Clerks, and Servants, with the Amount of Salary to each individual under the stippled Establishment of the United Departments of His Majesty's Woods, Forests, and Land Revenues; and also the Amount of Salary which each individual would now receive according to the Scale of Establishments which was submitted to our consideration in your Letter of the 11th of September 1809; taking into consideration the length of service of the respective persons, We do hereby direct to make the following Establishment, to commence from the 31st day of July 1810, being the date of the Letters Patent appointing you to be the Commissioners of His Majesty's Woods, Forests, and Land Revenues; viz.

SITUATION.	Salary of each Officer.	After 5 Years Service.	After 10 Years Service.	After 15 Years Service.	After 20 Years Service.
Secretary for the Department of Woods, Forests, &c.	£400	£500	£600	£700	£800
Secretary for the Department of Crown Lands	£300	£400	£500	£600	£700
1st Surveyor	£400	£500	£600	£700	£800
2d " "	£300	£400	£500	£600	£700
3d " "	£200	£300	£400	£500	£600
4th " "	£100	£200	£300	£400	£500
5th " "	£50	£100	£200	£300	£400
6th " "	£25	£50	£100	£200	£300
7th " "	£12 6	£25	£50	£100	£200
8th " "	£6 3	£12 6	£25	£50	£100
9th " "	£3 1 6	£6 3	£12 6	£25	£50
10th " "	£1 10 0	£3 1 6	£6 3	£12 6	£25
11th " "	£0 10 0	£1 10 0	£3 1 6	£6 3	£12 6
12th " "	£0 5 0	£0 10 0	£1 10 0	£3 1 6	£6 3
To the Person whose the Post Commissioner shall think fit to be his private Secretary	£100				
Office-clerk	£50				
Under Office-clerk, (to be discontinued when the Office shall become vacant)	£25				
Two Messengers, each	£12				
Two Doorkeepers, (one to be discontinued on the first vacancy)	£5				
Two Surveyors of Woods each, with the usual Fees for their Services and Expenses	£100				
John Archibald	£500				
Insurance Disputy					
Allowance of One Guinea a day when employed, and One Shilling a mile for travelling, as in practice	£750				
£	£4,015	£4,775	£5,575	£6,400	£7,250

These are to authorize and require you to cause payment to be made to the several persons respectively holding any of the Offices or Employments before enumerated or delineated, of one Moiety of the said several Salaries and Allowances therein expressed and set forth, out of any money in your hands arisen or to arise by Wood Sales or otherwise, (the other Moiety of the said Salaries and Allowances are to be finished and paid out of His Majesty's Land Revenue, as we, or the Commissioners of His Majesty's Treasury for the time being, may direct), the said several Salaries and Allowances to commence from the said 31st Day of July 1810, and to be paid by the day to and for the said October following; and afterwards quarterly at the four next usual days of payment in the year, by even and equal portions, clear of all Fees and Deductions, and to be taken and received by the said several Officers, in lieu of all Salaries heretofore paid or allowed before the said 31st day of July 1810, to the persons holding or occupying the duties of any of the said Offices or Employments; and the accretions of the said Salaries for length of Service to take place from the quarterly day next after the completion of the period of service, which gives title to the increase, except where the period of service shall be completed on a quarterly day, in which case the increase is to take place from that quarter day: And for so doing, this shall be your Warrant. Whitehall, Treasury Chambers, the 26th day of March 1811.

Sp. Principal.
W. Andrew.
J. Barron.

To the Commissioners of His Majesty's Woods,
Forests, and Land Revenues.

Entered the 11th day of April 1811, before me,

Rich. Gray, D. Arch.

Appendix.

A SCHEDULE of all LEASES of LAND ESTATES and MINES belonging to the Crown, granted since making the First Report of the Commissioners of His Majesty's Woods, Forests, and comprised therein; The Names of the Lessees; The Terms granted; The Annual Value of the the Fines paid; and upon what other Considerations such Leases have been made:—And showing preceding Surveys or other Accounts; and the Rents reserved, and Fines paid for the preceding

[Note.—IN the instances distinguished by an Asterisk (*) in which the former Leases comprised other Valuations, Rents and Fines, is inserted in

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERM.
1809. January 14.	BERKE. Several parcels of Land within the Parish of New Windsor	James Yorke, Esq.	21 years from 20th October 1808
1811. April 7.	A capital Messuage called <i>Progeny House</i> , otherwise Old Progeny, with a Close of Meadow, and a small Brook, in the Parish of New Windsor; <i>And</i> A capital Messuage called Great Progeny, with Offices and Pasture Ground, and several Lands, in the same Parish; <i>and</i> The site of the Manor or Farm of Shaw, with several Lands in the Parishes of New Windsor and Old Windsor, and a piece of Land in Wyndebury, in the County of Berks	Her Majesty, Queen Charlotte, His Majesty's Royal Consort	[29 years from the 10th January 1811, of His Majesty and Her Majesty's younger Daughters their Royal Highnesses the Princess Augusta Sophia, the Princess Elizabeth, the Princess Mary, the Princess Sophia, and the Princess Amelia, or any of them, shall be long live. Under the authority of an Act of Parliament for this purpose passed in the 45th year of His Majesty's Reign.]
1811. April 7.	BERKE. A Messuage, Lands, and other Hereditaments, in Wolf Blount Walk, in the Parish of Waltham, in the Parish of Barking, called <i>Lease Farm</i>	Harry Esley, Esq.	[21 years and 29 days from 18th August 1811.]
October 31.	Several parcels of Land in the Parish of Law Laysen	Philip Butler, Esq.	[29 years and 229 days from 18th October 1809.]
1801. June 6.	KENT. A Messuage and Lands, part of a Farm, called <i>Shelverstone</i> , otherwise <i>Shelverstone Farm</i> , in the Parish of Greenwich	Peter Lucas, Esq.	[29 years and six half from 25th April 1801.]
1810. April 9.	The Manor of <i>Stoken</i> , and several Lands (otherwise <i>Stoken</i>) Messuage, Cottage, and other Buildings to the said Manor belonging	Sir John Gough Shaw, Bart. and John Edward Shaw, Esq. Heirs &c.	[29 years and six half from 25th April 1810.]
1811. February 20.	LINCOLN. The Manor of <i>Marston</i> , <i>Barnes</i> , and <i>Greenhill</i> , and several Messuages and Lands there	George Upshy, Esq.	[21 years and six half from 10th October 1809.]
1801. November 1.	NORFOLK. Several parcels of Land in the Parishes of <i>Wick Walsay</i> and <i>Wickham St. Peter</i>	Joseph Silverwood	[29 years and 294 days from 18th November 1801.]

No. 3.

between the time of making the Surveyor General's Fourth Report to the Legislature, and the Land Revenues:—Showing, the Dates of the said Leases; The Tenements or Hereditaments Premises, as returned on Oath by Surveyors employed to survey the same; The Rents referred; also, The Annual Value of such parts of the Premises as had been before in Lease, by the last Leases thereof.

Tenements or Hereditaments, besides those contained in the new Leases, a proportionable part of the former the last Three Columns of this Schedule.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value, per Survey, on Oath.	Rents referred in New Leases.	Time paid for the lease.	Other Conditions for NEW LEASES.	Annual Value per last preceding Survey, &c.	Rents referred in last Leases.	Time paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
25 2 6	20 14 3	" "	" " " "	" 10 5	" " 6½	27 8 —
" "	21 12 8	" "	" " " "	" "	<div style="display: flex; align-items: center;"> <div style="font-size: 3em; margin-right: 5px;">}</div> <div> 14 12 — 20 12 2 6 8 6 42 2 6 </div> </div>	"
100 — —	91 5 —	" "	" " " "	70 — —	7 3 4	70 — —
124 — —	125 14 6	" "	" " " "	" 121 — —	16 12 6	125 8 —
122 2 11	125 9 —	" "	" " " "	" 110 9 9	19 7 4	121 3 2
4,145 10 7	1691 18 —	" "	" " " "	1,807 5 5	112 12 4	1,800 — —
				<i>Notes</i> —In the Value, Rent, and Fine here stated, were computed 291 a. 22 r. of Woodland referred for the growth of Hard Timber, and diverse Buildings and Enclosures intended to be sold in the Board of Customs for public purposes.		
372 — 10	4271 — 4	" "	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <i>"This Rent includes Compensation for value paid of the Premises from May 1844, to Michaelmas 1864, deducting a proportionable part of the surplus of the Rents and Duties Inclosures."</i> </div>	121 5 —	<div style="display: flex; align-items: center;"> <div style="font-size: 3em; margin-right: 5px;">}</div> <div> General Rents amounting to 51 5 — </div> </div>	500 — —
85 10 —	77 7 6	" "	" " " "	30 — —	6 12 —	300 — —

(1872)

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No. 3.

DATE of Grant.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERM.
NOTTINGHAM.			
1809. February 24.	Certain Lands in the Township of Bury in the Wilton, within the Manor of Newark.	Richard Pilkington, Gent.	30 years from 10th October 1809.
SOUTHAMPTON and WILTS.			
1801. In order to.	Certain Lands called the East part of Rushall Wood, situate within the East Walls of Rushall, and two Farms called Heywood and Heywood.	Charles W. G. Esq. (Remains of Arthur Heywood and William Heywood, Esqs.)	27 years and 240 days from 24 February 1800.
SUFFOLK.			
1809. June 1.	Several Parcels of Land in the Parishes of Ludlow and Ashington, with the Buildings and Appurtenances, formerly a Court, Warren, &c. &c. in the late Abbey or Manse of Ludlow (except all Ropylone Church & Rectory).	Philip Wymer, Esq. and others (in trust).	30 years and 124 days from 30th January 1808.
1810. June 9.	All Ropylone and Privileges of Hunting, &c. on the said Lands, formerly Ludlow Warren.	The Right Honble. John Lord Mansfield.	30 years and 124 days from 30th January 1808.
1811. June 14.	A Farm called Selby Edmund's Farm, situate in the Parish of Brandish and Whittle, and another Farm called The Chantry Farm, in the Parish of Brandish and Tuxford.	James Wynd Gresh, Esq.	20 years and 34 days from 17th August 1807.
SUSSEX.			
1809. June 1.	Three parcels of Wood Lands in the Parishes of Salsburgh, Fagham and Selby.	The Right Honble. John Lord Selby.	30 years from 10th October 1809.
WILTS.			
1808. December 24.	Lands at Cricklade, late part of the Forest of Breydon.	John Trusk and Henry Baker, Ws.	37 years from 10th October 1808.
1809. February 24.	Other Lands at Cricklade, late part of the same Forest.	John Wynn, Gent.	The like Term.
YORK.			
1809. March 27.	The Manor of Acomb, with the Site and Capital Muggings of the said Manor, and several Farms there.	Charles Cusack's Exors., Esq.	20 years and all days from 10th September 1808.
July 26.	The Manor of Thosburgh, with the Capital Muggings of the said Manor, and several Lands and Buildings there.	Charles Eschell, widow, and Executors of Wm. Eschell, Esq.	20 years from 10th October 1808.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per Survey in 1841.	Rents received in New Leases.	Rents paid for the same.	Other Considerations for NEW LEASES.	Annual Value per last preceding Survey, &c.	Rents received on last Leases.	Taxes paid for last Leases.
£. s. d.	£. s. d.	£. s. d.		£. s. d.	£. s. d.	£. s. d.
46 16 7	21 14 —	—	—	43 — —	2 — —	150 — —
525 — —	248 — —	—	—	515 7 —	25 10 —	300 — —
545 2 —	344 1 9	—	{ To witness the Crown's Title, at the Landed Expense, against any Claims which may be made to a right of Free Blackage over the Estate.	500 — —	— — —	460 — —
56 — —	50 — —	—	—	— — —	— 10 —	—
258 12 4	281 9 4	—	—	545 — —	26 10 8	700 — —
83 — —	{ 5 — — per Acre, for the first seven years, and 35 7 — for the remainder of the Term.	—	{ Expense of exhibiting and pre- serving the Lands from the Sea, and of defending the Crown's Title.	not stated.	5 — —	—
81 7 9	33 — —	—	—	518 14 —	{ Second Survey amounting to 12 11 —	288 — —
513 15 4	515 — —	—	—			
485 13 4	471 7 9	—	{ £1000 to be expended by the Crown on new Buildings to be erected upon the Estate, and £250 in- cluded in the new Rent on that account.	524 8 —	37 16 —	450 — —
558 12 10	428 4 4	—	{ The sum of £5,000 to be laid out by Mrs. Bethell in new Buildings, to be erected upon the Estate, and £250 for new Waterworks Fences, which sum have been allowed to her as a Satisfaction of Accounts between her and the Crown, and an advance made to the Rent of 455 per Ann. thereon.	544 7 —	23 11 —	560 — —
5,473 15 4	5,124 7 7	—	—	5,449 8 4	401 13 4	5,450 12 9

A SCHEDULE of all LEASES of Messuages or Tenements and Curtilages, belonging to The His Majesty's Land Revenue to the Legislature, and the time of making the First Report by the Act of 30 Geo. III. cap. 63:—Showing, The Dates of the said Leases; The Premises comprised as returned on oath by the Surveyors employed to survey the same; The Rents reserved; The Leases respectively have been made:—And shewing also, The annual Value of such parts of the Rents reserved, and Fines paid, for the preceding Leases thereof.—In TWO CLASSES; viz. Class II. Comprising the Leases of such parts thereof, as had not been before in Lease.

[New.—IN the Instances distinguished by an Asterisk (*) in which the former Leases comprised other Rents, and Fines, is inserted in the left

CLASS I.—Comprising Leases of Messuages or

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
DUNDEE.			
1809. Feb. 4.	The Old Town Hall at Warriston, and a Building thereon adjoining	John McFar, Esq.	30 years and 7 months, from 1 Sept. 1809.
HIDDELSKEE.			
1801 Sept. 14.	A Messuage, on the north side of Pockilly	Robert Robinson, Esq.	60 years, from 20 Oct. 1800.
Dec. 1. 1802.	A Messuage, on the south side of Pall Mall	William Rogers, Esq. (upon trust)	40 years, from 5 April 1800.
	A Messuage, on the east side of St. Alban's Street	Edward Gordon, Esq.	40 years, from 20 Oct. 1800.
	A Messuage, on the north side of Greenmarket, formerly Greenmarket, Warriston	Archibald Paterson	30 years, from 5 April 1800.
1800. Jan. 14.	A Messuage, on the east side of St. Alban's Street	Edw. Rogers, Esq.	40 years, from 5 July 1800.
	Two Messuages, on the east side of Apple Street	Joseph Pitt	33 years, from 5 April 1800.
May 1.	A Messuage, on the north side of Greenmarket, formerly Greenmarket, Warriston	William Kels, Esq.	30 years, from 5 April 1800.
June 1.	A Messuage, on the east side of St. Alban's Street	"	30 years, from 5 April 1800.
	Another Messuage, on the west side of the said Street	Henry Brookes, Esq.	40 years, from 5 April 1800.
July 17. Aug. 13.	A Messuage, on the east side of Apple Street	Thomas Mathew Railway	40 years, from 20 Oct. 1800.
	A Messuage, on the east side of Market Street	"	30 years, from 5 April 1800.
	Another Messuage, on the east side of the said Street	"	30 years, from 5 April 1800.
	Three Tenements in Black Horse Court, on the west side of Market Street	John Beard.	60 years, from 5 April 1800.
	And a Messuage on the south side of Charles Street	"	40 years, from 20 Oct. 1800.
	A Messuage, on Market Street East, between St. James's Market	Richard Sykes	25 years, from 20 Oct. 1800.
Dec. 18.	Two Messuages on the north side of Pockilly	William Bousfield Bousfield	34 years and 180 days, from 5 Jan. 1800.
	A Messuage, on the south side of New Street, Spring Gardens	Edward Morris, Esq.	40 years and 112 days, from 20 June 1800.
	A Messuage, on the north side of Pall Mall	Samuel Mundy, Esq.	25 years and 121 days, from 20 February 1800.
	A Messuage, on the east side of St. Alban's Street	Charles Kerr	40 years, from 5 April 1800.
	A Messuage, on the west side of Market Street	French, Waddell, and James	40 years, from 5 April 1800.
	A Messuage, called the Black Bear Inn, with the Station, Coach houses, and other Buildings thereon belonging, on the north side of Pockilly	Richard Buxley	25 years, from 5 April 1800.
	A piece of Ground, on the west side of Hamilton Place, with a capital Messuage erected on part thereof; the residue for an ornamental Garden	"	"
	And	"	"
	A piece of Ground, on the west side of Hamilton Place, with a stable and Coachhouse thereon	Edmund Reid of Clerk and Crier	25 years, from 5 July 1800.

No. 4.

Crown, granted between the time of making the Fourth Report by the late Surveyor General of Commissioners of His Majesty's Woods, Forests, and Land Revenues, appointed by virtue of the therein; The Names of the Lessees; The Terms granted; The annual Value of those Premises, Fines paid; The Insurances to be made against Fire;—and upon what other considerations such Premises as had been before in Lease by the last preceding Surveys, or other Accounts; and the Class I. Comprising the Lessees of such parts of the Premises as had been before in Lease:—

Houses and Grounds besides those comprised in the new Lease; a proportionable part of the former Values, Three Columns of this Schedule.

Tenements, which had been before in Lease.

ON NEW LEASES					ON PRECEDING LEASES		
Annual Value, per Survey, in Guineas.	Rents reserved in New Leases	Fines paid for the same.	Insurances to be made against Fire.	Other Conditions for the NEW LEASES.	Annual Value, per last preceding Survey, &c.	Rents reserved in last Leases	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.	The Repairs of the Premises, and the site of the Old Hall, as heretofore, when wanted for holding the Assizes or for other public purposes of the County.	£ s. d.	£ s. d.	£ s. d.
12 — —	16 12 6	112 — —	300 — —		2 — —	4 — —	—
40 — —	12 4 6	116 — —	600 — —	1500. Repairs	14 — —	1 3 —	16 — —
160 — —	28 09 —	481 — —	1,000 — —	1500. Repairs	110 — —	8 — —	300 — —
12 — —	28 09 6	150 — —	300 — —	1500. Repairs	48 — —	6 — —	80 — —
20 — —	40 4 —	329 — —	800 — —	1500. Repairs	65 11 —	3 — —	11 — —
11 — —	32 11 —	129 — —	200 — —	80. Repairs	11 — —	2 5 —	20 — —
20 — —	32 12 6	129 — —	1,100 — —	1500. Repairs	24 — —	2 04 6	150 — —
12 — —	32 12 —	323 — —	900 — —	1500. Repairs	64 11 —	4 — —	11 8 —
— — —	16 11 —	— — —	300 — —	1500. Repairs	12 — —	1 5 —	10 — —
60 — —	16 16 —	443 — —	400 — —	1500. Repairs	16 — —	4 5 —	150 — —
40 — —	16 14 —	100 — —	300 — —	1500. Repairs	100 — —	4 10 —	65 — —
40 — —	17 10 —	— — —	1,000 — —	1500. Repairs	28 — —	1 — —	10 — —
44 — —	17 12 6	— — —	800 — —	1500. Repairs	33 — —	4 9 6	35 — —
— — —	16 13 4	1,041 — —	400 — —	1500. Repairs	63 — —	1 12 —	45 — —
100 — —	16 17 —	— — —	1,250 — —	1500. Repairs	170 — —	11 3 —	300 — —
40 — —	15 — —	154 — —	300 — —	1500. Repairs	63 11 3	3 14 —	9 16 4
27 10 —	27 9 —	407 — —	1,300 — —	1500. Repairs on one of the best Buildings	26 — —	3 — —	140 — —
104 — —	64 12 6	117 — —	1,100 — —	1500. Repairs	160 — —	10 11 4	27 — —
116 — —	27 2 6	294 — —	1,000 — —	1500. Repairs	120 — —	3 — —	20 — —
28 — —	11 09 6	91 — —	300 — —	1500. Repairs	26 — —	2 4 6	10 — —
20 — —	16 2 6	123 — —	800 — —	80. Repairs	63 11 10	4 11 —	17 16 7
101 — —	16 13 —	421 — —	1,500 — —	1500. Repairs	30 — —	3 — —	42 — —
150 — —	16 14 —	— — —	— — —	The Expenses of erecting the best Buildings, and other Buildings	63 11 —	— — 4	1 3 —

(189.)

CLASS L.—Comprising Leases of Messuages or

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1846.	MIDDLESEX.—Westward.		
Jan. 8.			
	A piece of Ground, on the north side of Piccadilly, and west side of Hamilton Place, with a capital Messuage situated thereon.	The Right Honourable Archibald Montagu, now styled Lord Mansfield	75 years, from 5 July 1847.
	And, A piece of Ground, on the east side of Hamilton Place, with a Coach house and a Stable thereon		
	A Messuage, on the south side of Portico-street	Robert Kemp, Esq.	41 years, from 5 April 1848.
1847.	A piece of Ground, on the west side of Hamilton Place, with a capital Messuage erected on part thereof, the residue for an ornamental Garden.	Richard Earl of Lucas	50 years, from 5 July 1847.
	And, A piece of Ground, on the west side of Hamilton Place, with a Coach house and a Stable thereon		
1848.	A piece of Ground, whereon a capital Messuage and Coach-house and Stable Offices are to be erected, fronts near the Royal Hospital in Chelsea	James Willoughby Gordon, Esq.	80 years, from 5 Jan. 1848.
February 24.	A piece of Ground, on the west side of Hamilton Place, with a capital Messuage erected thereon.	Baron Lang, Esq. and the Right Hon. Charles Lang, Executors of Sam. Lang, Esq. deceased	99 years, from 5 July 1847.
	And, A piece of Ground, on the east side of Hamilton Place, with a Coach-house and Stable thereon		
March 3.	Four Messuages (narrative house) on the north side of Piccadilly	Robert Gordon, Esq.	41 years and 128 days, from 5 January 1847.
	A Messuage, called the Thatched House Tavern, on the west side of St. James's-street, with 50 low shops in front thereof.		
	Seven Messuages behind the same, on the south side of Thatched House Court.	Miss Maria Delphine Goddard, Major-General Thomas Goddard, and the Rev. Robert Goddard	45 years and 128 days, from 26 Feb. 1846.
	A Parcel of Ground, on the inner side of the first Court.		
	One Messuage, on the north side of the first Court.		
	And two Messuages, on the south side of Little St. James's-street		
	A Messuage, on the west side of St. James's-street	Robert Horrie and Thomas Harvey Popham, Esquires	34½ years, from 5 April 1847.
1849.	A Messuage, on the west side of St. Allen's-street	William Hensley	53 years and 326 days, from 4 November 1812.
	Three Messuages, on the south side of Piccadilly, and west side of Eagle Street		38 years, from 10 Oct. 1813.
	A certain Building, behind one of the last mentioned Messuages, in Piccadilly, used as part of a Drift-House		71 years, from 10 Oct. 1813.
	A Messuage, on the north side of Portico-street, and a Warehouse on the west side of Eagle-street	Samuel Richards	83 years and 364 days, from 20 Dec. 1806.
	Two Messuages, on the west side of Ebury-street, converted into a Warehouse to Mr. Richards's Delivery		84½ years, from 5 April 1813.

Tenements, which had been before in Lease—continued.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value, per Rating in Cash.	Amount referred to New Leases.	Years paid for the Lease.	Interest to be made upon the	Other Considerations for the NEW LEASES.	Annual Value, per Rating in Cash.	Amount referred to New Leases.	Years paid for the Lease.
£ 10 4.	A Payment for the first 5 years, and 114 0 6 afterwards, (including an equal value for the Land Tax referred)	5	1,000	The Expense of erecting the 1st Millings, and other Buildings.	£ 10 4	114 0 6	5
40	114 17 6	117	700	£ 110 Expense	11	117	110
140	A Payment for the first 5 years, and 140 16 6 afterwards, (including an equal value for the Land Tax referred)	5	1,400	The Expense of erecting the 1st Millings, and other Buildings.	140	140 16 6	5
20	A Payment for the first 5 years, and 114 14 0 afterwards	5	1,000	£ 1,000 to be expended in erecting the first Millings, (including the first Cane and other Office)	20	114 14 0	7
170	A Payment for the first 5 years, and 114 14 0 afterwards, (including an equal value for the Land Tax referred)	5	1,000	The Expense of erecting the 1st Millings, and other Buildings.	170	114 14 0	5
10	114 14 0	117	4,000	£ 110 Expense	10	117	11
		1,140	1,140	£ 110 Expense			
100	114 14 0 and the 1st Cane, 114 14 0 and 114 14 0 afterwards	5	1,000	The Expense of erecting the 1st Millings	100	114 14 0	10
40	114 14 0	117	700		40	117	11
110	114 14 0	5	1,000	£ 110 Expense	110	114 14 0	11
10	114 14 0	5	1,000	£ 110 Expense	10	114 14 0	11
10	114 14 0 and the 1st Cane, 114 14 0 and 114 14 0 afterwards	5	1,000	£ 1,000 expended in erecting Buildings	10	114 14 0	11
10	114 14 0 and the 1st Cane, 114 14 0 and 114 14 0 afterwards	5	1,000	£ 110 Expense	10	114 14 0	11

Class I.—Comprising Leases of Messuages or

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1810.	MIDDLESEX—continued.		
April 14.	Four Messuages, on the north side of Collier Street	John Ford, Gent.	47 years and 34 days, from 4 March 1813.
19.	A Messuage and other Buildings and Ground, on Priory Garden, Whitehall	{ Henry Duke of Beaufort, and Henry Charles Gidley, Esq.	64 years, from 3 Jan. 1804.
	A Messuage, on the east side of Whitehall Green	{ The Right Hon. Lady Louisa Angels Comely, widow, and others, (Executors of the Right Hon. Thos. Comely, deceased).	36 years and 42 days, from 30th Aug. 1814.
May 11.	A Messuage, on the north side of Pall-mall	Queen Elizabeth Wray, Widow	33 years and 331 days, from 14th October 1816.
	A Messuage, on the north side of Pall-mall	Thomas Wolfe, Merchant	28 years, from 30th April 1812.
	A Messuage, on the east side of St. Alban's Church	The Rev. Priests George Thompson, L. L. D.	30 years, from 15th September 1816.
June 2.	A Messuage called the St. James's Head (formerly two Messuages on the south side of Jersey Street) with a Stable and other Buildings behind the same	{ Mary Hitchcock, Widow, and Thomas Chapman) Executors of Richard Hitchcock; and Hannah Hewitt, Widow, and the late Thomas Chapman, (Executors of James Hewitt)	46 years, from 30th April 1812.
	A Piece of Ground, with Stables, Coach-houses, and other Buildings thereon, on the west side of London Street	Thomas Lord Danks	64 years and 301 days, from 11th Dec. 1804.
	A Piece of Ground, on the north side of Piccadilly, near the West side of Hamilton Place, with a capital Messuage erected thereon	The Honourable Peter Robert Drummond Russell	59 years, from 30th July 1803.
	And, A Piece of Ground, on the east side of Hamilton Street, with a Coach House and Stable Office thereon		
4.	Three Messuages on the north side of George Street, St. James's	Nathaniel Cole	47 years and 127 days, from 15th Feb. 1812.
5.	A Messuage, on the north side of New Street, Spring Garden	William Cooke, Gent.	48 years and 120 days, from 19th June 1816.
	A Messuage, on the east side of London Street, at the corner of the last Street and George Street	Oliver Scrivener	48 years and 247 days, from 15th February 1816.
	Three Messuages in George Street, and one Messuage in London Street	George Trenchard	48 years and 39 days, from 15th Feb. 1812.
Aug. 11.	A Messuage (formerly two Messuages) on the west side of St. Alban's Street	Humphrey Henscomb, Esq.	{ For 60 years, from 30th April 1816; and the whole for 474 years, from 10th Oct. 1812.
14.	Nine Messuages, in May in Broad Street, Francis Street, and Brewer Street One Messuage, on the north side of Piccadilly One Messuage, on the east side of London Street And, One Messuage, on the west side of Abchurch Lane	{ James Webb, and H. C. Black- well, Esq. Executors of Sir Ralph Boppy, Knight, deceased	51 years and 127 days, from 15th Feb. 1812.
	Two Messuages, on the east side of Vine Street, St. James's	{ Eliza Mary Hodgkin, Georgiana Greer Hodgkin, and Sarah Hodg- kin, spinster, co-heiresses of George Hodgkin, Gent.	37 years, from 30th April 1812.

Tenements, which had been before in Lease—continued.

ON NEW LEASES.					ON PREVIOUS LEASES.			
Annual Value per Survey, as on Cash.	Rents referred to New Leases.	Fines paid for the same.	Indemnities to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per Survey, as on Cash.	Rents referred to old Leases.	Fines paid for old Leases.	
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	
98 — —	98 — —	998 — —	1,000 — —	£ 320. Repairs	81 0 0	$\left\{ \begin{array}{l} 3 17 0 \\ 3 13 4 \end{array} \right.$	130 — —	
998 £ s. d.	$\left\{ \begin{array}{l} 99 16 — \\ \text{and the 10th Feb. 1818, and} \\ 998 4 — \\ \text{afterwards.} \end{array} \right.$	— — —	£ 1,000 — —	The costs and charges of erecting the first Millings, Buildings, and Fences, on the Premises; and of extending certain Grounds, parcel thereof, from the Thames; and the Revenue of the Milling Lease	900 0 0	all 100 0	200 — —	
					— — —	1 0 0	— — —	
					60 0 0	10 0 0	100 — —	
					918 0 0	8 0 0	— — —	
105 — —	104 14 4	778 — —	1,000 — —	£ 300. Repairs	150 0 0	$\left\{ \begin{array}{l} 3 4 8 \\ 0 3 4 \end{array} \right.$	14 — —	
445 — —	140 14 4	997 — —	1,000 — —	100. Repairs	96 — —	4 10 —	4 — —	
75 — —	45 18 4	101 — —	1,000 — —	400. Repairs	27 — —	4 7 4	45 — —	
10 00 — —	$\left\{ \begin{array}{l} \text{A Pepper} \\ \text{Cure for the} \\ \text{first year; and} \\ 20 10 4 \\ \text{afterwards.} \end{array} \right.$	— — —	900 — —	1,000, to be expended in re-building the first Millings	10 — —	1 17 6	45 — —	
140 — —	137 11 4	690 — —	1,000 — —	£ 400. Repairs	440 — —	30 — —	113 18 —	
124 — —	78 1 —	348 — —	1,000 — —	150. Repairs	25 — —	4 10 —	60 — —	
110 — —	$\left\{ \begin{array}{l} \text{A Pepper Cure} \\ \text{for the 1st 6 years; and} \\ 110 3 6 \\ \text{afterwards,} \\ \text{including an Exp-} \\ \text{ense for the Land} \\ \text{Tax (referred).} \end{array} \right.$	— — —	£ 1,000 — —	The Expense of erecting the first Millings, and other Buildings	18 6 —	— — 4	3 18 —	
66 0 0	40 3 4	188 — —	1,000 — —	£ 100. Repairs	$\left\{ \begin{array}{l} \text{Part of certain Premises granted, 17th} \\ \text{March 1801, to Lewis Mawell, Grant for} \\ \text{99 years, from 1st February 1770, at a} \\ \text{Rent of 150. 40. without Fine.} \end{array} \right.$			
95 — —	58 9 —	111 — —	1,000 — —	150. Repairs	94 4 9	10 3 9	47 17 9	
43 — —	24 17 —	111 — —	900 — —	80. Repairs	$\left\{ \begin{array}{l} \text{Part of certain Premises granted, 17th} \\ \text{March 1801, to Lewis Mawell, Grant for} \\ \text{99 years, from 1st Feb. 1770, at a Rent} \\ \text{of 150. 40. without Fine.} \end{array} \right.$			
95 00 — —	59 18 4	119 — —	1,000 — —	150. Repairs				
115 — —	$\left\{ \begin{array}{l} 25 3 — \\ \text{and 10th Feb. 1818, and} \\ 115 4 — \\ \text{and} \\ 20 3 4 \\ \text{afterwards.} \end{array} \right.$	121 — —	1,000 — —	100. Repairs	21 — —	1 14 —	100 — —	
					50 — —	5 3 —	80 — —	
470 — —	468 14 —	1,467 — —	1,000 — —	700. Repairs	207 — —	$\left\{ \begin{array}{l} 8 15 — \\ 3 5 — \\ 3 5 — \end{array} \right.$	1,100 — —	
84 — —	31 18 —	398 — —	1,000 — —	100. Repairs	50 — —	3 18 4	100 — —	

Class I.—Comprising Leases of Messuages or

DATE of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1810. Aug. 25.	MIDDLESEX.—continued. A capital Messuage, with Coach-house, Stables and other Offices, on the east side of the Street called Whitehall, and extending into Whitehall Court and Strand Tard And, A parcel of Ground, on the north side of Whitehall Court, abutting between Strand a North, from time here (White Street) to be sold as a Carriage to the said capital Messuage	The Right Honourable Robert Lord Carrington	36 years, from 5 April 1815.
	Two Messuages, with Garden and Pasture Ground, in Ferry Garden And, A small piece of Ground, in front of the said Premises in Ferry Garden And, Another piece of Ground, on the north side of the said Premises	Richard Henry Alexander Barrow, Esq.	99 years, from 5 July 1815. From the 25th April 1815, during his Majesty's pleasure.
Sept. 25.	Two Messuages, on the east side of Scutcheon Street A Messuage, on the north side of New Street, Spring Garden	Charles Parnley William Gilpin, Esq.	40 years and 115 days, from 2nd Nov. 1815. 40 years and 150 days, from 15 June 1815.
	Two Messuages (namely One Messuage) on the south side of Great Rynders Street, and east side of Burry- Street A piece of Ground, on the north side of Pockley, near the east side of Hamilton Place, with a capital Mes- suage erected thereon And, A piece of Ground, on the east side of Hamilton Street, with a Coach-house and Stable thereon	George Goodwin and John Jones, Traders for Lucie Ann Barrell, Widow Sir Richard Hildard, Bart.	31 years and 274 days, from 5 July 1815. 99 years, from 5 July 1815.
Oct. 20.	A piece of Ground, with two Messuages thereon, in Whitehall Court, on the east side of the passage from Strand to Strand Tard And, A fly of Ground, on the east side of the said Premises	Edward Anne Lucie Anne Jones, Widow	36 years and 115 days, from 25 Feb. 1815.
24.	The Capital Messuage, called Goldsmiths Head, and Garden, situated with a back wall, between on the north side of St. James's Park, near the Stable Yard, within St. James's Palace—(see Class II.)	His Royal Highness Frederick Duke of York	98 years and 115 days, from 25 Aug. 1815.
25. 1811. March 25.	A Messuage, on the south side of Strand Street A Messuage, on the east side of Burry Street A Messuage, on the south side of Pockley Two Messuages, on the east side of Rynders Street And, One Messuage, on the south side of James's Street A Messuage in Spring Garden	William Hoyle, Gent. Bernard Blake Palmer Goodell, Esq.	36 years, from 20 Oct. 1814. " " " " " " 37 years, from 5 April 1815. " " " " " " 48 years and 115 days, from 25 Feb. 1815.

Tenements, which had been before in Lease—continued.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Tenement on Date.	Rents received on New Leases.	Penal paid for the Lease.	Interest on the main capital. Per.	Other Considerations for the NEW LEASES.	Annual Value per Tenement, as Surveyed, &c.	Rents received in old Leases.	Penal paid for old Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
700 — —	45 4 8 and 3 April 1819; and for the half year ending 10 Oct. 1819, 20 12 9 and 128 — — thereunto	— — —	11,500 — —	The Costs and Charges of erecting by and building the said Mill-race and other Buildings; and the two thirds of the existing lease	2000 — —	24 12 1	164 15 —
74 9 —	74 9 —	— — —	— — —	— — —	200 — —	{ 28 — — — 10 — — }	30 — —
460 — —	A Pepper Corn for the first year and half; and 149 12 — thereunto (including an equal- ization for the Land Tax returned)	— — —	4,000 — —	The Expenses of erecting the said Mill-race and Furnace	2400 0 —	27 4 10	84 1 3
— — —	— 1 — — 20 — —	— — —	— — —	— — —	— — —	— — —	— — —
71 — —	42 12 —	412 — —	900 — —	Large Repairs	20 — —	3 10 —	30 — —
120 — —	80 12 6 and 1 April 1819; and 99 12 6 thereunto	208 — —	5,500 — —	— — —	*29 17 3	24 14 9	67 16 —
76 — —	46 12 6	203 — —	1,400 — —	— — —	*30 — —	4 3 6	90 — —
321 — —	A Pepper Corn for the first year, and 113 12 6 thereunto, (including an equal- ization for the Land Tax returned)	— — —	4,000 — —	The Expenses of erecting the said Mill-race and other Buildings	*45 1 9	— — —	1 17 4
109 10 — and 10 Oct. 1819; and £ 120 less thereunto.	47 12 6 and 10 Oct. 1819; and 91 12 — thereunto; and 1 — — for the tip of Gravel, and 26 Feb. 1819.	254 — —	1,000 — —	The Expenses incurred in the improvements and Repairs on the Furnace	80 — — 1 — —	80 — — 1 — —	30 — — — —
300 — —	488 9 6	— — —	1,000 — —	— — —	320 — —	{ — 10 — — — 5 1 }	100 — —
43 — —	24 12 —	197 — —	800 — —	£ 100. Repairs	*41 10 10	4 17 6	17 14 6
34 — —	— — —	— — —	1,200 — —	100. Repairs	*30 — —	3 10 —	10 9 9
70 — —	— — —	— — —	1,000 — —	200. Repairs	— — —	— — —	— — —
28 — —	128 12 —	1,413 — —	800 — —	200. Repairs	*23 1 1	2 — —	14 12 1
52 10 —	— — —	— — —	900 — —	50. Repairs	*30 — —	4 4 —	80 9 9
170 — —	95 6 — and 1 Oct. Oct. 1819; and 105 12 — thereunto	467 — —	1,000 — —	Considerable recent improve- ments in the Furnace	*40 12 4	9 12 10	47 14 9

Class L.—Comprising Leases of Messuages or

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1811. April 3.	<p>MIDDLESEX.—continued.</p> <p>A Messuage on the South Side of Piccadilly - - -</p> <p>A Messuage, on the South Side of Ironmongers, and East Side of Bay Street, (being the corner house) - -</p> <p>A Messuage, on the East Side of Duke Street, St. James's - -</p> <p>A Messuage, on the West Side of the Street - -</p> <p>Two other Messuages, on the West Side of the Street - -</p> <p>Two Messuages, on the West Side of Great Brunswick Street - -</p>	<p>- - - - -</p> <p>- - - - -</p> <p>John Gregory, Esq. - - -</p> <p>- - - - -</p> <p>- - - - -</p>	<p>30 years and 143 days, from 27th April 1811.</p> <p>42 years, from 3 April 1811.</p> <p>31½ years, from 3 April 1811.</p> <p>31 years, from 3 April 1811.</p> <p>36 years, from 3 April 1798.</p> <p>36 years from 3 April 1809.</p>
May 17.	A Garden or piece of Ground in Hampden - - -	John Dandoell, Esq. and others (Trustees of Duke of Devon, Esq. deceased) - - -	30 years and 314 days from 11th Oct. 1809.
June 24.	<p>The White Bear Inn, and its Messuages, on the South Side of Piccadilly - - -</p> <p>A Messuage, on the South Side of Piccadilly; - - -</p> <p>And, - - - - -</p> <p>Two other Messuages, on the South Side of Piccadilly - -</p>	<p>Richard Malley, and Thomas Walker, (Deputies named in the Will of Thomas Hartley, deceased) - -</p> <p>- - - - -</p> <p>Green Manners, widow, and the Rev. George Corbush Haynes, (in trust) - - -</p> <p>- - - - -</p>	<p>31 years, from 20 Oct. 1809.</p> <p>31 years, from 10 Oct. 1814.</p> <p>46 years and 300 days, from 14th Dec. 1810.</p>
Sept. 20.	<p>A Messuage, on the South Side of New Street, Spring Garden - - -</p> <p>A Messuage, on the South Side of Pall-Mall - - -</p> <p>A Messuage, on the South Side of Pall-Mall - - -</p> <p>A Messuage, on the East Side of St. James's Market - -</p> <p>A Messuage, on the East Side of Spring Garden Terrace - -</p>	<p>John Prother Anderson, Esq. - -</p> <p>John Oswald, Esq. - - -</p> <p>Robert Lushcock, Esq. - - -</p> <p>William Thomas Haller - - -</p> <p>Charles Stephen House, Esq. - -</p>	<p>47 years and 113 days, from 19th June 1811.</p> <p>47 years and 71 days, from 24th Jan. 1812.</p> <p>46 years, from 3 April 1810.</p> <p>68½ years, from 10 Oct. 1814.</p> <p>41 years, from 3 April 1811.</p>
	A Messuage, on the North Side of New Street, Spring Garden - - -	Edward Ansell, Esq. - - -	Part thereof for 38 days, from 16 Feb. 1811, and the whole for 41½ years, from 3 April 1811.
Nov. 7	<p>A piece of Ground, on the South Side of Pall-Mall, with an old Messuage thereon - - -</p> <p>- - - - -</p> <p>- - - - -</p> <p>A piece of Ground, on the East Side of St. James's Park, adjoining to a House in Duke Street, Westminster, with a flow Window, and other Buildings erected on part thereof - - -</p>	<p>Ann Elizabeth Weyers, George Henry Mervin Weyers, and William Marshall, Esquires; Executors and Administrators of Richard Henry Weyers, deceased - -</p> <p>- - - - -</p> <p>The Right Honourable Sir Archibald Macdonald, Knight - - -</p>	<p>70 years, from 3 April 1811.</p> <p>- - - - -</p> <p>32 years and 111 days, from 11th Dec. 1812.</p>
18	A piece of Ground, on the South Side of High Holborn, and West Side of Luke Green Street, between one Street, four Messuages, and a Building used as a Millinery - - -	Edward Christie, and William Lewis, Deputies - - -	46 years, from 3 April 1811.

Tenements, which had been before in Lease—*continued*.

ON NEW LEASE.					ON PRECEDING LEASE.		
Annual Value per Survey in Cash.	Rents referred to New Leases.	Taxes paid for the same.	Inferences to be made against them.	Other Considerations for the NEW LEASES.	Annual Value per lot (per acre) upwards of 1/20.	Rents referred to old Leases.	Taxes paid for old Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
45 — —	30 6 —	— — —	900 — —	£ 100, Ropes	— — —	25 — —	15 — —
60 — —	37 4 —	— — —	100 — —	150 Ropes	— — —	31 15 —	37 15 6
45 — —	17 19 6	1/100 — —	600 — —	100 Ropes	— — —	16 17 6	15 15 6
30 — —	31 — —	— — —	100 — —	150 Ropes	— — —	10 — —	15 — —
100 10 —	66 15 —	— — —	1500 — —	150 Ropes	— — —	15 — —	35 — —
40 — —	25 11 6	— — —	1000 — —	150 Ropes	— — —	15 — —	40 — —
40 — —	34 3 —	— — —	— — —	— — —	— — —	1 3 4	30 — —
100 — —	100 15 6	1/100 — —	4,000 — —	450 Ropes	— — —	15 — —	150 — —
150 — —	51 3 —	— — —	1,500 — —	— — —	— — —	10 — —	50 — —
150 — —	111 7 6	— — —	1,100 — —	The Cuts and Charges of rebuilding one of these two Maltings		54 — —	15 — —
150 — —	51 16 —	300 — —	1,500 — —	— — —	150 9 6	15 7 10	30 8 6
400 — —	151 9 6	1/100 — —	1,000 — —	— — —	100 — —	10 — —	50 — —
150 — —	156 18 6	300 — —	1,500 — —	£ 400 Ropes	— — —	15 10 —	110 — —
40 — —	15 14 —	175 — —	700 — —	50 Ropes	— — —	15 15 6	20 16 4
150 — —	51 16 —	300 — —	1,500 — —	150 Ropes	— — —	15 15 6	40 — 10
150 — —	£ 10 6 from 15th Feb. 1810, and the 15th April 1811; and 15th afterwards.	150 — —	1,500 — —	— — —	154 9 7	10 15 6	40 15 —
57 15 —		— — —	1,500 — —	£ 1000 to be expended in erecting a Malting on the old Ground		150 — —	150 — —
10 3 —	16 3 —	— — —	— — —	The Cuts and Charges in- curred in erecting the Old New Windows, and other Buildings		10 3 —	14 — —
156 — —	157 8 6	600 — —	3,600 — —	£ 100 Ropes	150 15 4	15 6 6	150 4 6

(18p.)

Q

Class L.—Comprising Leases of Messuages-or

Item of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
	MIDDLESEX—continued.		
1813. March 3.	A piece of Ground, on the South Side of Piccadilly	John Mackay	31 years, from 30th April 1824.
	Another piece of Ground, on the South Side of Piccadilly	The said John Mackay	31 years, from 30th April 1824.
	One other piece of Ground, on the South Side of Piccadilly	The said John Mackay	31 years, from 30th April 1824.
	A Messuage, on the north Side of Downing Street	David Dubay, Esq.	From 1st Feb. 1810: (If the said David Dubay shall be then living) for 10 years, if he shall be dead, &c.
7	A Messuage, on the east Side of St. James's Market	Henry Wolfe	30½ years, from 10th Oct. 1824.
	A Messuage, on the South Side of New Street, Spring Gardens	John South, Esq.	24½ years, from 30th April 1824.
	A Messuage, on the South Side of Newington Street	William Newton	30½ years, from 30th Jan. 1825.
31.	A piece of Ground, on the north Side of St. Giles Street, Soth, on which was standing a Messuage a short time since greatly damaged by fire	Elizabeth Torrens, Widow	20 years and 127 days, from 25th Feb. 1812.
April 10.	A Messuage on the South Side of New Street, Spring Gardens	Frederick South, Esq.	41 years and 127 days, from 15th June 1824.
26.	Two Messuages, on the South Side of Marybone Street	Hugh Brown	21½ years, from 10th Oct. 1825.
1820.	SURREY.		
June 2.	A Messuage, on the west Side of Palace Green, near Richmond Green	Charles Alexander, Esquire	40 years, from 30th July 1824.

Tenements, which had been before in Lease—continued.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Survey as Duty.	Rents referred to New Leases.	Term paid for the Term.	Information as to mode apaid Rent.	Other Contributions for the NEW LEASES.	Annual Value per last preceding Survey, &c.	Rents referred to last Leases.	Term paid for last Leases.
£. s. d.	£. s. d.	£. s. d.	£. s. d.		£. s. d.	£. s. d.	£. s. d.
	11 1 9 from the date of the Lease, until 25th April 1834, in respect of the Land Tax reduced; and 110 3 6 (including the Land Tax) sharework.		Such sums as shall be equal to the amount of the Cost of the new Buildings, being at the last 3,000 — —	£. 3,000. to be expended in erecting a Millage, and other Buildings.			
110 14 —	12 11 7 from the date of the Lease, until 25th April 1834, in respect of the Land Tax reduced; and 110 — — (including Land Tax) sharework.		1,500 — —	£. 4,000. to be expended in erecting three Millages.	120 14 —	40 6 — from 25th July 1806, up to the 25th April 1834, in respect of the Land Tax of the Premises enclosed by the Crown; and 211 3 6 (including the sharework there) from 25th April 1834 —	25 Five.
	17 4 2 From the date of the Lease, until 25th April 1834, in respect of the Land Tax reduced; and 164 — — (including Land Tax) sharework.		1,000 — —	£. 4,000. to be expended in erecting two Millages, and a Building for a Malcon — (and the Forester of the Lease, granted to the Rev John Mackay 25th June 1806, of the whole of the Ground comprised in the above three new Leases, which Lease contained a Covenant to the Lessee's use, for the expenditure of £. 12,000. in erecting the Millages, and other Buildings on the premises.			
114 — —	119 14 —		1,600 — —		148 — —	6 — —	51 3 2
1							
107 — —	15 — —	188 — —	700 — —	£. 20. Repairs.	153 11 3	8 14 —	9 16 4
110 — —	118 6 —	115 — —	1,000 — —	120. Repairs.	176 19 1	11 13 3	28 — 14
108 — —	14 13 —	167 — —	700 — —	100. Repairs.	153 10 2	8 13 —	56 19 6
1							
10 — —	19 7 6		400 — —	The re-adjustment of the old Millage at the Lessee's expense.			
115 — —	78 8 6	114 — —	1,000 — —		152 3 10	10 13 10	49 8 9
100 — —	92 7 —		1,400 — —	Power to reduce the Premises at any time.	24 — —	5 — —	25 — —
11 — —	30 — —	117 — —	1,000 — —	£. 120. Repairs.	17 3 6	5 9 —	120 — —
11,407 14 2	3,900 7 8	11,575 — —	110,000 — —		8,705 1 2	1,706 4 10	3,448 13 11

CLASS II.—COMPRISING LEASES OF MESSUAGES

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1800. May 31.	<p style="text-align: center;">EAST.</p> <p>A narrow slip of Ground, part of Greenwich Park, for an addition to the Pleasure Ground of his Dwelling house at Blackheath.</p>	The Right Hon. George Pollock, Lord Lyndoch.	37 years and a quarter, from 1 July 1800.
1809. Sept. 28.	<p style="text-align: center;">MIDDLESEX.</p> <p>A piece of Ground, parcel of Hampton Common, on the north side of, and adjoining to, His Majesty's private River running from Longford to Hampton Court Palace, and Busby Park; for the purpose of erecting thereon a Water Course Mill, for the accommodation of the inhabitants of Hampton Park.</p> <p style="text-align: center;">And,</p> <p>One other piece of Ground, also parcel of Hampton Common, on the south side of the said River, and adjacent to the piece above mentioned.</p>	Allen Anderson, Miller.	41 years, from 10 Oct. 1801.
1810. January 8.	A Messuage on Fife-River Hill, in the City of London (situated in His Majesty's).	John Mordaunt.	21 years, from 10 April 1801.
March 3.	A Messuage, on the north side of Hampton Court Green, heretofore belonging to His Majesty's Mother-Gardeners at Hampton Court.	Thomas Gordon, Esq.	42 years, from 1 April 1801.
Oct. 24.	A piece of Ground, on the east side of the Green Park, for an ornamental Garden to his House, called Cadogan House, near the Hyde Yard, St. James's with liberty to erect a stone wall and thence to the last Messuage (vide Class I, page 50).	His Royal Highness Frederick Duke of York.	31 years and 137 days, from 10 October 1801.
1810. April 8.	A piece of Ground, on the north side of Hampton Court Green (being the site of the old Barracks lately standing there) for a Garden or Pleasure Ground to the Colonel's Dwellinghouse.	Henry Trill, Esq.	31 years, from 5 April 1810.

OR TENEMENTS, WHICH HAD NOT BEEN BEFORE IN LEASE.

Annual Value per Survey on Oak.	Rent referred to Lease.	Time paid for the Oak.	Indemnity to be made against Fire.	Other CONSIDERATIONS for LEASE.
£ s. d.	£ s. d.	£ s. d.	£ s. d.	
9 18 —	Rent for the first quarter of a year, one Penny-Cut and p. 18 — otherwise.	—	—	"
44 — — for thirty-one years, and thence- forth.	One Penny-Cut for the first year, and thenceforth 14 14 — for the following thirty-one years; and 15 14 — for the residue of the Term.	"	"	{ £1,000— to be expended in building the new Buildings; and the Provision to be subject to redemption by the Crown, at any time, on making satisfactory to the Lessee.
30 — — for the residue of the said Term.				
70 — —	13 4 4	"	"	£300. Repairs; and Reward for the delivery of His Majesty's Title.
18 — —	14 4 —	"	"	£100. Repairs.
12 10 3	13 10 3 and 5 17 6 from the time of selling the said Bee-hives.	"	"	Expenses of sending the Ground with Iron Rails, &c.
51 — —	12 — —	"	"	{ To include the Ground as a proper estate, at his own expense; and power of redemption by the Crown.
total 47 3	473 10 3	"	"	1,500 — —

A SCHEDULE of LANDED ESTATES and MINES, directed, by Warrants of the Right Honourable which Leases are not yet completed:—Shewing, the annual Value of the Premises, as certified by to be referred, and Fines to be paid for each Lease; and other Considerations for granting the before in Lease, by the last preceding Surveys or other Accounts, and the Rents reserved, and Fines

Chs I. Comprising each Parts of the Premises as have been before in

CLASS I.—COMPRISING MESSAGES OR TENEMENTS

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
BERKS.		
The Site of the Cells of Wokingham, in the County of Berks, parcel of the Manor of Reading, in the County of Oxford, with three Cottages and Parcel of Land in Wokingham and Reading; and also the Vicarage of Reading, the Site or Messuage House of the Manor of Reading together with a Mill in the River Thames, at Wokingham, and divers other Lands and Tenements therewith occupied and enjoyed.	William Bullock, Esquire, Comptroller of Robert Mordaunt, Esq. a Gentleman.	12 years and as long, from Lady-day 1801.
CHESHIRE.		
The Vicarage of Burslem, with the Courts and Privileges thereto belonging.	William Egerton, Esq.	20 years and as long from Lady-day, 1801.
CUMBERLAND.		
The Site of the late Monastery or Priory of Lonsdale, with divers Holdings and Lands thereto belonging.	Frederick Earl of Carlisle.	10 years and 222 days, from 28 Feb. 1802.
DEVON.		
The Demesne Lands of the Manor of Porlock, with the Quays, Quay's Pier, Quay, Road, &c. thereto appertaining.	Mrs. Maria Howard, and Captain Tucker Howard, Esq. (as Trustees).	14 years from Michaelmas 1802 (Subject to a Clause for returning the whole or any part of the Premises at the Pleasure of the Lessee).
HUNTINGDON.		
The Manor of Brougham Magna, with the Site and Demesne Lands thereto belonging.	George Parker, Esq.	For his own Life and that of George Esdaile his Wife.
LINCOLN.		
The Manor of Epworth cum Withwood and Hussy, and divers Lands in Epworth, Hussy, Garton, and Hussy.	Alexander Johnston, Esq. or the Heirs of the Family of Henry North Lord Garton.	25 years and 25 days from 25 August 1802.
The Manor of Longham cum Harrow Hill, and divers Lands in Longham, Harrowhill, Wadhwa, and Thoresby.	John Basset, Gent.	25 Years from Michaelmas 1801.
LANCASTER.		
The Leasehold or Manor of Macclesfield, and a vicar of Wadsworth called Sea Wood Copp on, Parcel of the Duchies of the late Manor.	Michael Keay, and William Keay, Gentlemen.	25 years and as long from Easter-day 1802.
A Farm called Sea Wood Farm, exclusive of the Coppice referred to in the last Manor.	Henry Gaskely.	The Life Term.
A Farm called Aldingham Farm.	John Boldwin, and Thomas Gaskely.	The Life Term.
A Farm called Aldingham Hall, or the Moss Farm.	John and Thomas Copland.	The Life Term.
A Farm called Seave Farm.	John Thomas.	The Life Term.
A Farm called Gledhill Farm.	Thomas Aldham.	The Life Term.
Deep Meadows and the Crown's Proportion of Cow Park.	Leonard Addison and James Jacobson.	The Life Term.

No. 5.

the Lords Commissioners of His Majesty's Treasury, to be granted by Lessees from the Crown, her Surveyors upon Oath; The names of the intended Lessees; The Terms to be granted; The Rents there respectively;—And shewing also, The annual Value of such parts of the Premises as have been paid for the preceding Leases thereof.—In TWO CLASSES: viz.

Lease 1.—CLASS II. Comprising such Parts thereof, as have not been before in Lease.

WHICH HAVE BEEN BEFORE IN LEASE.

ON NEW LEASES				ON PRECEDING LEASES		
Annual Value per Acre as Oath	Rents to be received as New Leases	Years to be paid for the Term.	Other Conditions as for NEW LEASES	Annual Value per Acre preceding Survey as Oath	Rents received as last Leases.	Years paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
100 — 10	120 — —	—	—	{ 18 s. — and 27 12 6 }	Second Rents amounting to 12 12 —	100 — — and 100 — —
1 20 —	1 10 —	—	—	—	1 10 —	—
444 s. 11 (of the Osmotherley only.)	189 7 — 189 4 — to be repaid of the Parsonage lands from the commencement of the Term, and an additional sum of 1200 from Lady Mary 1874, in discharge of the sum of 1200 to be paid by the Crown for repaying last Term.	—	—	413 7 — 41 — — (of the Osmotherley Land only.)	40 — — 10 — —	308 — — 100 — —
1,104 — —	107 12 —	—	The surrender of his majesty's Lease, in which there are two Leases (last Lease, last's and General Lease) is being the relinquishing of the right to a sum of 1200, viz. 1200 found due to him for Money repaid by him, as the Inclosure stipulation; and a Population that he shall not, on payment of his Rent, have any advantage the Land Tax	498 12 3	40 04 4	140 — —
1,323 8 1	128 17 1 per annum for the 10th three years and 18 days; 1,112 10 7 for the four years, and 1,007 1 — for the remainder of the Term.	—	Expense of defending the Rights as the Crown, and of an Inclosure of the Common within the Manor	226 11 11	128 17 1	1,100 — — being the purchase due for this Estate of 1,000 pounds due for this Lease, and then of the Manor of Osmotherley, County of the Ric.
610 10 4	600 — —	—	1200, to be repaid by the Lessee in Repay, and new Building, entered the sum of 1212, to be allowed to him by the Crown, upon completing the Work	183 12 —	12 1 9	300 — —
—	104 17 —	—	—	—	—	—
—	116 4 4	—	—	—	—	—
1,113 7 11	105 4 4	—	—	181 1 11	— 10 —	—
—	105 4 4	—	—	—	—	—
—	105 4 4	—	—	—	—	—
—	105 4 4	—	—	—	—	—
—	71 4 4	—	—	—	—	—

CLASS I.—COMPRISING MESSAGES OR TENEMENTS

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
MIDDLESEX. A Messuage and divers pieces of Land lying near the Bank of the River Thames, between Kingston Bridge and Blomfield's Quay, containing 27 A. 1 B. 1 P. being part of Hampton Parsonage, near a Toll Gate, Tolly Thorney, and other Tenements.	The Mayor and Commonalty and Citizens of the City of London.	50 years and a half from Lady-day 1840.
SURREY. The Site of the Manor of Wolf Whiston, and divers Lands therein belonging.	William Clark, Gentleman.	30 Years from Michaelmas 1842.
NOTTINGHAM. The Manor of Newark and Rotherly Holdings and Lands therein belonging. Note.—In this Lease it is proposed to include not only the Lands actually in Lease to the Duke of Newcastle, but also all Acres of Land within the Manor, formerly let to Thomas Harris, and then valued at 2000 per Annum.	Henry Pelham, Duke of Newcastle.	50 years and a half from Lady-day 1840.
SURREY. The Manor of East Molesey, with divers Lands and Hereditaments therein belonging.	Sir Thomas Swayne, Bart. and Sir Benjamin Harrison, Esq. Executors of the late Thomas Swayne, Esq.	50 years and 130 days from 1st June 1840.
YORK. The Manor or reputed Manor of Northfield, consisting of divers Farms within the Parish of Rodby, near Scarborough.	Richard Lowndes, Esquire.	50 years and 340 days from 1 November 1840.

CLASS II.—COMPRISING MESSAGES OR TENEMENTS

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
CARLISLE. An Messuage and Messuages with certain Tenements of Waste Lands in the Parishes of Chappell and Bell Busk, in the Borough of Carlisle.	John Jones and others.	50 years from 1st October 1840.

WHICH HAVE BEEN BEFORE IN LEASE—*continued*.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per Survey on Oak.	Rents to be received in New Leases.	Fines to be paid for the same.	Other Considerations for NEW LEASES.	Annual Value per Acre per Survey on Oak.	Rents received in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
819 — —	846 00 —	— — —	The Expense of granting the Fines of Hangers Court Park, upon the Premises, by Grant Polls, whereas the said Fines had formerly stood in 1875, from whatever cause, during the Term	80 — —	7 10 —	140 — —
181 — —	214 4 4	— — —		216 15 8	10 4 2	600 — —
1,152 15 2	1,206 1 —	1,257 — —	— — —	{ 456 10 10 } 24 — —	{ 27 5 10 } 20 4 4 5 5 —	{ 100 — — } 31 10 —
325 — —	371 46 —	— — —	— — —	225 10 10	26 2 6	430 — —
1,000 11 6	1,000 — —	— — —	— — —	160 7 4	10 7 6d	150 — —
6,246 14 6d	6,156 16 8	6,167 — —	— — —	5,050 14 10	804 15 10	6,257 — —

WHICH HAVE NOT BEEN BEFORE IN LEASE.

Annual Value per Survey on Oak.	Rents to be received in Leases.	Other Considerations for Leases.
See above table	2%, and one-eighth part in value of all the Grass, Meads, and Minerals	—

A SCHEDULE of MESSAGES or TENEMENTS and CURTILAGES, directed, by Warrants of the from the Crown, but which Leases are not yet completed—Shewing, The annual Value of the to be granted; The Rents to be reserved, and Fines to be paid, for such Leases, The Insurances also, The Annual Value of such parts of the Premises by the last preceding Surveys or other

[*Nota*.—IN the leases distinguished by an Asterisk (*) in which the former Leases contained other Valuations, Rents and Fines, is referred to

ESTATES TO BE GRANTED,	TO WHOM,	FOR WHAT TERMS,
RUCKS		
A Messuage, called The Cartwrights, and eleven parcels of Land, } Situate in Lamb.	The Parents, and Children of Esq. } Colgate	20 years and 32 days from 15th August } 1814
ROSEB.		
A Messuage, called White and Heads, and eleven 1/2 Acres of } Land in Lamb.	Robert Williams, Esq.	21 years and 171 days from 18th } October 1814
MIDDLESEX.		
Thomas Messuages in Pancrilly, Duff's Court, and Arny's Street.	Mr Henry Tulkington, Baronet	30 years from 31st April 1815
An old Messuage on the East Side of Eagle-Street, } and Two old Messuages on the South Side of Pancrilly, and East } Side of Eagle Street.	{ Ann Phipps, Widow - - - - -	{ 21 years from 31st April 1815 And the value of the Premises for } 100 years from the 10th October } 1814
A Messuage on the South Side of Arny's Street.	Josiah Walker	20 years from 31st January 1815
Two Messuages in Duke Street, Westminster	{ Lord Valence Palmerston, His Ma- } jesty's Secretary at War, at the in- } stitution of the Right Honourable } Granville Leveson Gower, commonly } called Lord Grenville's private Sec- } retary at War, is used for } the Use of the Public	21 years from 31st April 1815
Two Messuages on the North Side of Horse-Street	{ Thomas Milbourn Twiss, Esq., } (or the assignees of Thomas } Bancroft, Esq.)	20 years and 92 days from 31st July } 1815
Ground on the East Side of St. James's Park, adjoining to } Messuages in Duke Street, Westminster, with twenty Rooms and } Gardens, situated on part thereof	General Pitt Rivers	21 years from 31st April 1815
A Messuage on the South Side of New Street, Spring Garden.	Francis William Baker, Esq.	21 years and 123 days from 15th } June 1815
A Messuage and Office in Priory Garden	- - - - -	21 years from 21st August 1815
A Plot of Ground, part of the Ground on which Dr. Johnson } resided Messuages and Offices stand, for the Use of a Messuage and } Offices to be erected thereon	Mr John Thomas Barclay, Esq.	21 years, to commence from the end } of the first 21 years, and making up } therewith 30 years
Two Messuages, with Buildings behind the same, on the North } Side of Pancrilly	Elizabeth Johnson, Esq. and Mary } Barlow, Widow	21 years and 107 days from 15th } December 1815
Two Messuages on the West Side of Horse-Street	Charles Victor Hunter, Esq. and } Alexander Lamb, Gentlemen, (as } trust. for James Delany, Esq. and } Elizabeth his Wife)	20 years from 31st April 1815

No. 5.

Right Honourable the Lord Commissioners of His Majesty's Treasury, to be granted by Lessee Permits, as certified by Surveyors upon Oath; The Names of the intended Lessees; The Terms to be made against Fire; and other Considerations for granting the same respectively:—And showing Accounts, and the Rents reserved, and Fines paid, for the preceding Lessees thereof.

Herein and Hereunder besides those comprised in the new Lessees, a proportionable part of the former the last Three Columns of this Schedule.

ON NEW LEASES.					ON PRECEDING LEASES		
Annual Value, per Survey, on Oath.	Rents to be reserved on New Lessees.	Time to be paid for the same.	Indemnities to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preceding Survey, &c.	Rents reserved to last Lessee.	Fines paid for last Lessee.
£ s. d. 175 — —	104 4 —	101 — —	— — —	£ 170 Repairs — —	50 — —	4 5 —	200 — —
207 — —	103 10 —	— — —	— — —	£ 4,500 to be expended in building a new House upon the Premises.	177 10 —	15 8 3	101 10 —
180 — —	144 3 —	1,151 — —	7,000 — —	£ 1,000 Repairs — —	189 6 8	16 00 —	170 12 4
27 11 6 Annual Value of the Ground, including old Pastures.	9 6 — and 10th Oct. 1811, thence a Paperweight for the next year ending 10th Oct. 1812, and £ 20 afterwards.	— — —	— — —	£ 1,000 to be expended before the expiration of one year from 10th October 1811, in erecting one substantial Mag-azine on the Ground occupied by their stored Munitions.	14 11 14	— 5 3	5 2 —
14 — —	17 10 —	134 — —	100 — —	£ 120 Repairs — —	124 9 4	3 00 6	25 — 6
203 — —	116 9 —	891 — —	1,000 — —	£ 300 Repairs — —	1107 10 —	7 — — 4 — —	40 00 —
180 — —	111 10 —	1,000 — —	1,000 — —	£ 400 Repairs — —	109 — —	19 00 —	140 — —
41 00 —	14 12 6	— — —	— — —	— — —	14 12 6	5 10 6 and — 5 8	30 — —
170 — —	103 12 6	101 — —	1,000 — —	— — —	113 10 9	11 9 3	17 6 8
120 — —	100 — — to commence from 10th Oct. 1801.	— — —	1,000 — —	£ 300 Repairs — —	112 11 —	11 10 8	— — —
Annual Value of the Building Ground, 144 10 — and in payment of the Value of the Materials for the Building, 25 11 6	A Paperweight for the 10th year and half, and afterwards, 103 6 6	— — —	1,000 — —	£ 1,000 to be expended in building the new Dwellinghouse, with Terrace, and 10th Oct. on the East Front.	112 11 —	11 10 8	— — —
101 11 6 for the part of eleven and 10th April 1811, 100 — — afterwards.	110 2 — and 10th April 1811, and 104 12 — afterwards.	110 — —	1,000 — —	£ 100 Repairs, and the Expense of erecting a new Hall and two B. in front the same and while the small old House, now standing between the Dwelling and the Hall, shall be taken down for making the Street.	100 10 —	9 10 6	10 — —
189 — —	117 10 —	1010 — —	1,000 — —	£ 100 Repairs — —	1007 10 —	14 10 —	20 7 —

Schedule of Messuages or Tenements, and Curtilages, directed, by Warrants

ESTATES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
MIDDLESEX.—continued		
Three small Messuages situate on the East Side of Market-Street, South Side of Jernyn-Street, and North Side of St. James's Market	The Right Honourable Raymond Pele Esq. (as Trust for the Rev. Archdeacon Cambridge and Con- sue his Wife)	24½ years from 25th April 1810
A Messuage on the East Side of Rury-Street	Lord General Thomas Darnley	41 years from 10th Oct. 1809
One old Messuage and a Stable on the South Side of Forehill	" " " " " "	" " " " " "
Also	William ———— Junior	40 years from 25th April 1811
One other Messuage on the South Side of Forehill	" " " " " "	" " " " " "
and	" " " " " "	" " " " " "
Two Messuages on the North Side of Jernyn-Street	" " " " " "	" " " " " "
Three Cocksheds and Stables, with Rooms over the same, in Red Lion Yard, near Cockspur-Street, Charing Cross	Thomas Watson	24 years and 217 days from 1st Aug. 1812
A Messuage on the North Side of Newlinest, Spring Gardens	James Macdonald, Esq.	Part of the Premises for 24 years, from 25th February 1815, and the whole for 44 years, from 25th April 1816
A Messuage in Market-Street, St. James's, and a Messuage behind the same on Mark Lane Court	Mary Elizabeth Lambie, Widow	30 years and half from 2 April 1811
Four Messuages on the South Side of Horse-Street	James Darby,	34 years and half from 10th October 1814
and	and	
One Messuage on the East Side of St. James's Market	Charles Darby, Esquire	" " " " " "
A Capital Messuage with a Garden or Pleasure Ground, Stables and Coach-houses, on the South Side of Spring Gardens-Street, and	" " " " " "	" " " " " "
One other Messuage adjoining Well-works in the Suburbs, and	George Vesilby, Lord Vernon, and John Earl Manners (as Trust)	For such reverendary Terms as will en- sure the said Terms to 40 years from 25th April 1813
and	" " " " " "	" " " " " "
One other Messuage on the South Side of Spring Gardens-Street	" " " " " "	" " " " " "
and	" " " " " "	" " " " " "
Three Messuages on Spring Gardens Terrace	" " " " " "	" " " " " "
A Piece of Ground on the East Side of Charing Cross Street, with three old Messuages thereon	Thomas Egerton	40 years from 25th April 1812
A Messuage and Garden, with Stables and other Offices, on the North-east Side of the Palace from Spring Gardens-Street into St. James's Park, with a right of way to the said Premises, through Red Lion Stable Yard in Cockspur-Street	Earl of Ulster, and Edward Beale, Esq. Trustees named in the Will of Frederick Angellus, late Earl of Barkeley, deceased	To hold the said small Tenement for 4 years and 247 days, from 12th August 1817, and to hold all the Premises for 28 years and 270 days from 12th January 1822
and	" " " " " "	" " " " " "
A small Tenement in Spring Gardens-Street at the North-east corner of the said Premises	" " " " " "	" " " " " "
A Messuage on the South Side of Jernyn-Street	John Oylean	30 years and a half from 25th April 1811
Three Houses on the South Side of Pall Mall	Edw. Carr, Esq. & c.	34 years and 244 days, from 25th Dec. 1817
A Messuage on the East Side of Green Tower Hill	Wm. Cooper, Esq. Executor to the Estate, as Trust for the Heir of Cotton	28 years and 246 days from 12th Jan. 1814
A Messuage in Red Lion Yard	John Martin, Esq.	12 years and 79 days, from 25th Jan. 1821

of the Right Honourable the Lords Commissioners of His Majesty's Treasury, &c.—continued.

ON NEW LEASES.					ON PREVIOUS LEASES.		
Annual Value per Survey on Cash.	Rents to be received in New Leases.	Years to be paid for the term.	Advances to be made upon the Prem.	Other Considerations for the NEW LEASES.	Annual Value per Acre per Survey, &c.	Rents referred to the Leases.	Years paid for the Leases.
£ 4 4.	£ 4 4.	£ 4 4.	£ 4 4.		£ 4 4.	£ 4 4.	£ 4 4.
404 — —	25 7 —	270 — —	4,100 — —	£ 500. Repairs	300 — —	27 10 —	210 — —
41 — —	25 — —	255 — —	700 — —	£ 50. Repairs	210 — —	2 5 —	25 — —
24 4 6	A. Payments for the last year, and 24 5 6 afterwards	—	1,200 — —	{ £ 5,000. to be expended in erecting the first Buildings }	—	—	—
421 — —		270 — —	4,200 — —	£ 400. Repairs	25 — —	10 — —	30 — —
450 — —	29 7 6	275 — —	4,200 — —	£ 400. Repairs	195 — —	7 — —	200 — —
415 — —	{ 5 10 from 1st Feb. 1818 to the 1st April 1819, and 21 1 6 afterwards }	301 — —	4,500 — —	£ 150. Repairs	{ Note.—The value, Rent and Fine, included a vested Estate, &c. were assigned with Warren Heath, and a Small Tenement decreed to be granted to the late Earl of Sandwich's Trustees, in effect a commutation made to the Nation.—See below. }	—	—
460 10 —		301 — —	4,500 — —	£ 200. Repairs	240 17 10	7 10 0	41 10 —
445 10 —	25 10 —	285 — —	4,500 — —	£ 200. Repairs	240 10 0	5 10 4	33 10 0
445 10 —	25 10 —	285 — —	4,500 — —	£ 200. Repairs	240 — —	11 6 8	40 12 4
420 — —	{ 200 4 6 from 1st May 1818 }	—	4,000 — —	£ 200. Repairs	{ 240 10 10 }	—	—
415 — —		2,174 — —	4,200 — —	£ 200. Repairs	240 10 10	20 10 4	212 10 8
420 — —	{ 250 10 6 from 1st April 1818 }	—	4,200 — —	£ 250. Repairs	{ 210 — — }	—	—
404 10 —		—	4,000 — —	{ £ 4,000. to be expended in erecting 100 new Houses and other Buildings on the first Ground }	210 — —	15 10 —	21 14 —
405 — —	A. Payments for the last year, and afterwards 111 4 — including an equivalent for Land Tax to be deducted	—	—		—	—	—
405 — —		240 — —	4,400 — —	{ The Expense of a new acre to be made through the first Tenement, which is to be sold, out of making a correspondence now existing in the first Village }	250 — —	20 5 —	225 — —
45 — —	21 12 6	255 — —	700 — —	£ 50. Repairs	215 6 8	1 6 8	25 — —
410 — —	27 10 —	2,201 — —	6,000 — —	£ 1,000. Repairs	240 — —	27 10 —	215 10 —
410 — —	25 7 6	265 — —	4,000 — —	£ 200. Repairs	240 — —	7 10 2	157 12 4
42 — —	25 12 —	270 — —	800 — —	—	25 — —	—	25 — —

Schedule of Messuages or Tenements, and Curtilages, directed by Warrants of the

MESSUAGES TO BE GRANTED.	TO WHOM.	FOR WHAT TERM.
MIDDLESEX—continued.		
Two Messuages on South Side of Marybone-Street	Alexander Halliwell	30 years and a half from 10th October 1837
One Messuage on South Side of New-Street, Spring Garden	Mrs. Elizabeth Jones	10 days from 10th February 1841, for part of the Provision, and 15 years and a half from 10th April 1841 for the whole
One Messuage on East Side of Bedford-Street		
Three Messuages on North Side Chapel-Street, King-Street and the Turkey Room, part of the Bldg., and part of the School Room, appertaining to King-Street Chapel	Trustees and Governors of the Christiana Foundation (called the School and Chapel in King Street, Golden-Square, St. James's)	17 years and 117 days, from 10th February 1842
A piece of Ground, with a Tenement, Cart House and Stable adjoining to the last Messuages, in Bedford-Street		
A piece of Ground on the South Side of High Holborn, whereas three old House lately stood		
and		
A piece of Ground on the South Side of High Holborn and East end of Broad-Street St. Clerk's, whereas one old House lately stood		30 years from 10th April 1842
Two pieces of Ground on the South Side of High Holborn, and one piece on the East Side of Drury-Lane, whereas four old Houses lately stood		
A Messuage on the East Side of Drury-Lane	William Clarke, and Edw. Glover	25 years from 10th April 1841
Also,		
A piece of Ground on the South Side of High Holborn, whereas three old Houses lately stood		
and		
A piece of Ground on the East Side of Drury-Lane, whereas one old House lately stood		25 years from the 10th April 1842
A piece of Ground on the South Side of Piccadilly, with two Messuages lately erected thereon	William Tyler	41 years from 10th April 1840
A piece of Ground on the West Side of Duke-Street, and South Side of Jervis-Street, with three old Houses standing thereon	John Elliot, Esquire	70 years from the 10th October 1811
A Messuage on the East Side of Duke-Street St. James's	William Marsh (in Trust)	45 years and a half from 10th April 1814
SURREY.		
A several Messuages, with Offices and Gardens, near Palace Lane, Richmond		40 years and 100 days from 10th October 1824
Also, A Garage and Garden in Palace-Lane aforesaid	Walter East, Esquire	
and		
A piece of Ground in the Palace Court or Green Court adjoining to the said Garage and Garden		50 years from 10th October 1811
A piece of Ground situated between Palace-Lane and the Palace Court or Green Court aforesaid, to be used as a Garden	Edw. Peckey, Esquire	31 years from 10th October 1810

Right Honourable the Lords Commissioners of His Majesty's Treasury, &c.—continued.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Survey on Each.	Rents to be taken on New Leases.	Amount paid for the Term.	Advances to be made against them.	Other Conditions for the NEW LEASES.	Annual Value per lot, per cent. Improvement.	Rents referred to last Lease.	Times paid for last Lease.
£. s. d.	£. s. d.	£. s. d.	£. s. d.		£. s. d.	£. s. d.	£. s. d.
100 — —	55 9 —	— — —	1,800 — —	{Power to refuse the Proposal at any time.	50 — —	3 3 6	100 — —
173 — —	100 13 —	333 — —	1,200 — —	— — —	70 7 10	13 10 3	66 3 34
183 1 6	110 6 6	400 — —	1,500 — —	{Advance to be expended on the erection of two new Houses on the lot p.p. of Ground, and Light in respect of the other Proposal.	— — —	1 — —	— — —
— — —	A Peppercorn and 1000 Gals. Oil, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 3712, 3713, 3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 37						

SCHEDULE of GRANTS in perpetuity of Lands and Rights in

DATE of GRANTS.	LANDS and RIGHTS sold, and under what ACTS.	TO WHOM GRANTED.
1809. 28 August.	NORTHAMPTON: All the Estate, Right, Title, and Interest, remaining in His Majesty, in and upon the Messuages or Walls of Bulbrey Friars and Shrotonwood, and Mowthay, in the Forest of Rockingham; under an Act passed 36 Geo. III. (1796) to enable His Majesty to grant the same to John Earl of Westmoreland, his Heirs and Assigns, in Fee-Simple, upon a full and adequate Consideration to be paid for the same	John Perrier and George Fove, Esquires, appeared in that behalf by John Earl of Westmoreland.

A SCHEDULE of all COPYHOLD or CUSTOMARY TENEMENTS, parcel of or holden of any Manor Revenue, or the Commissioners of His Majesty's Woods, Forests, and Land Revenues, by virtue of "Arden, in the County of Warwick;" And of the Act of the 48 Geo. III. cap. 73. intitled, "of Lancaster;"—Showing, the Dates of the Contracts for such Enfranchisements respectively; Rents issuing thereout; The Term unexpired of the existing Leases of the Manors; and The

DATE of CONTRACT.	NAMES of ENFRANCHISEES.	COPYHOLD or CUSTOMARY TENEMENTS.
1811. March 14.	Robert Porter, and William Sutton Porter, Esqrs. - -	SURREY: Manor of Chesham Broomfield } A Messuage and 40 Acres of Land, with Fines certain, &c.
1804. March 23.	Richard Taylor, Esq. - -	WARWICK: Manor of Hampton in Arden } A Messuage with Out-Buildings and Lands, containing 16a. 10. 38r. with the Fines certain, Quit Rents, Heriots and Reliefs, payable for the same
June 25.	John Wedge, Gent. - -	- Do. - - A Messuage and Yard-Land, Three customary or quarters of a Yard-Land, and a Messuage with Out-Buildings, and one Yard-Land, and a quarter of a Yard-Land, with divers parcels and Closets of Land, the whole containing 203a. 0a. 38r. with Fines certain, &c.
1811. March 2.	Richard Atley, Esq. - -	- Do. - - A Messuage with Out-Buildings and Lands, containing 110a. 3a. 24r. with Fines certain, &c.
—	Henry Enloe, Farmer - -	- Do. - - A Messuage with Out-Buildings and Lands, containing 24a. 3a. 17r. with Fines certain, &c.
—	Heverage, End of Aylesford - -	- Do. - - A Messuage with Out-Buildings and Lands, containing 21a. 12. 31r. with Fines certain, &c.
		Amount of Three per Cent. Consolidated with the old Sum of £918. 13. 6.
		Amount of Annual Dividend of

No. 7.

Report of Lands; made under the Authority of Special Acts of Parliament.

Annual Value by the last Survey.	CONSIDERATIONS for SALES.		Considerations for preceding Lands.		
	Annual Rent.	PURCHASE MONEY.	Annual Value per preceding Survey.	Annual Rent.	Price.
£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	
95 15 3	- - -	- - 11,881 19 8 - -	7 3 2	2 0 5	—
Exclusive of the Value of Leiges and Timber.		Paid into the Bank of England on the 8th July 1809, whereof the Sum of £11,882. 19. 8. was for Interest, computed upon the Prin- cipal Sum of £20,000. 19. 6. at the rate of £5. per Cent per Annum, from 1st June 1807, when the Terms of Settlement were finally arranged, up to the last day of payment, after deducting the Property Tax from the said Interest.	Exclusive of Leiges and Timber.		

No. 8.

belonging to the Crown, which have been enfranchised by the Surveyor General of His Majesty's Land the Act of 45 Geo. III. cap. 57. intitled, " An Act for inclosing Lands in the Parish of Hampton in " An Act to improve the Land Revenue of the Crown in England, and also of His Majesty's Duchy The Names of the Enfranchisements; The Copyhold or Customary Tenements Enfranchised; The Quit Consideration Money paid for the Enfranchisement.

No. Quit Rents.	Term expressed of Buying Lands.	Consideration Money.	
£ s. d.	Years.	£ s. d.	
— 6 3	- - -	100 — —	
— 8 —	7	74 — 9	
1 14 10	7	250 8 7	
1 12 —	7	303 18 6	
— 10 —	7	85 7 1	
— 10 —	4	94 10 7	
5 1 5	—	918 13 6	
Stock Annuities, purchased } " " " }		1 523 19 10	
for said Stock - - -	£	46 6 5	

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B

A SCHEDULE of all MANORS, BUILDINGS, LAMDS, and other HEREDITAMENTS, belonging to the Crown, Majesty's Woods, Forests, and Land Revenues, by virtue of the Act of the 22d George III. cap. 115. for Revenue:—Shewing the Date of the Contracts for such Sales respectively; The Premises comprised therein; employed to survey the same; The Terms accepted of the said Lands at the time of Sale; and the Purchase held under Lease, by the last preceding Survey, or other Accounts; and the Rents reserved, and Fines paid,

[Note.—IN these Columns is shewn the Leases contained other Premises besides a proportionable part of the said Valuation,

DATES of CONTRACTS.	PREMISES SOLD.	NAMES of PURCHASERS.
1811: December 29th.	BERKE: A piece of Land, containing three Acres, allotted to His Majesty by Act of 45th Geo. III. intitled "An Act for reserving Lands within the Parishes of Stentilbrook and White Waltham, the wife Waltham Abbotts, in the said County of Berks," as being a full Reconveyance and Compensation for the purchase: For & Rights of the Crown in the Waste Lands therein described, freed from all Rights of Common whatsoever.	Henry Newell, Gent.
1811: March 29d	DENBIGH and FLINT: Two parcels of mountainous Land, allotted to His Majesty as Lord of the Soil under the Act of 22d George III. intitled "An Act for dividing, allotting, and inclosing certain Common and Waste Lands in the Parishes of Llanfawr, in the County of Denbigh, and Eilkeu, in the County of Flint;" &c. <div style="text-align: right;">A. S. P.</div> <div style="text-align: center;">One Allotment in Llanfawr Parish, con- } taining " " " " " " } 260. a. 19. and, Another Allotment in Eilkeu, containing " 254. 3. 39. sold by public Auction, free of expense to the Crown: occupying nevertheless out of the late space or circuit of Land, containing one Acre round the Site of a Building intended to be erected on the top of the Mountain called Black Fawr, in commemoration of His Majesty having completed the 50th year of His Reign, with a Right of Way thereto, and a Right to take Stone to be used for erecting the said Building.</div>	George Lord Kenyon
1811: April 20th.	DEVON: A parcel of Ground, whereto formerly Good Beoville's Almshouse, long since gone to decay, stood at a place called the Courtine, near the South Gate within the City of Exeter.	Harry James, Gent.
1811: April 20th.	ESSEX: The Confirmation (by way of extinguishment in the Soil) of all Rights, Jurisdictions, Privileges and Immunities whatsoever, which His Majesty, His Heirs or Successors, or His or their Wives or other Deputies, can or may, or otherwise could or might at the time of the date of a Contract of 21st November 1706, made with George Ishelme and James Humphreys, Esqrs. (for Surveyor-General's Fourth Report, Appendix N. p.) have, claim, extend or enjoy, upon or over such Parts of the Waste Lands or late Waste Lands of the Manor of Waltham, as lie within the limits or Liberties of the Forest of Waltham, in respect of the said Forest, or belonging or incident to the same or any part thereof, so far as such Rights, &c. were not granted and enjoyed by the above-mentioned Contract and a preceding Contract for the sale of the said Manor with its Rights, &c.	George Ishelme, and James Humphreys, Esqrs.
1811: October 20th.	MERIONETH: A piece of Marsh Land, containing 30 Acres, allotted to His Majesty as Lord of the Soil under the Act of 45th George III. intitled "An Act for inclosing, embanking, draining, and improving certain Lands in the Township of Yarrow, in the Parish of Towyn, in the County of Merioneth;" sold by public Auction for £11,100 subject to the deduction of the Expenses of the Survey, Valuation, and Sale thereof, amounting to £215. 17. 2.	Edward Corbett, Esq.

No. 9.

which have been sold by the Surveyor General of His Majesty's Land Revenue or by the Commissioner of His Majesty's Redemption of the Land Tax, or of the Act of the 48th George III. cap. 73. for improving the Land The Names of the Purchasers; The Annual Value of the said Premises, as sworn on Oath by the Surveyors Money paid for the Premises:—And also showing, The Annual Value of each Part of the Premises as had been for the last Lease thereof.

those which have been sold, and which are distinguished by an Asterisk (*), Rents, and Fines, is referred in this Schedule.]

Annual Value, per Surveys on Oath.	Term unexpired of last Lease at the Time of Sale.	Particular Money (besides the Rents) sworn on the Surveys and Sales.	Annual Value, per last preceding Surveys, &c.	Rents referred to last Lease.	Fines paid for last Lease.
£ s. d.	Years.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
6 — —	" " "	485 3 —	—	—	—
6 1 — —	" " "	4,870 — —	—	—	—
18 10 —	" " "	370 — —	5 — —	2 10 —	—
" " "	" " "	20 — —	—	—	—
15 — —	" " "	1,174 2 10	—	—	—

DATES of CONTRACTS.	PREMISES SOLD.	NAMES of PURCHASERS.
1811: October 10th.	<p style="text-align: center;">S A L O P:</p> <p>The Site of the Old Castle of Ludlow, with the Castle Hill, Ditches, Fosses, and Ground thereto belonging, and the Fragments of the said Castle and other Buildings thereon (upon condition that the Purchaser shall maintain the remaining parts of the original Walls, Towers, and Buildings actually forming parts of the Body of the said Old Castle)</p>	Edward Earl of Powis, and John Probert Esq. (in Trust)
1811: February 28th.	The Moiety of Five Messuages at the end of Mill Street, in or near the Town of Ludlow; (the other Moiety whereof belongs to the Corporation of Ludlow)	The Bailiffs, Burgesses and Commonalty, of the Town of Ludlow
1811: December 17th.	<p style="text-align: center;">WESTMORLAND:</p> <p>Three-fourth parts of the Lordship and Rectory of Kersfell; then in so far, one-fourth part thereof called The Marquis Fee otherwise the Marquis Lands, and two-fourth parts thereof called the Richmond Fee otherwise the Richmond Lands, with the Rights, Members and Appurtenances thereof</p>	William Earl of Lonsdale
1811: January 10th.	<p style="text-align: center;">WORCESTER:</p> <p>Several pieces of Land allotted to His Majesty, as Lord of the Soil, under the A.S. of 11 Geo. III. entitled, "An A.S. for dividing and including the Commons and Waste Lands within the Manor and Parish of Kingfloorton, in the County of Worcester;" Viz.</p> <p>Two pieces of Land, containing 43 a. 2 s. 18 r. at Norton Hill, in Kingfloorton</p> <p>Four pieces of Land, containing 17 a. 0 s. 16 r. at Back Hills Field in Kingfloorton, and</p> <p>One piece of Land, containing 22 a. 3 b. 3 r. at Norton Hill aforesaid</p> <p>One piece of Land, containing 5 a. 3 s. 10 r. at Northpiece in Kingfloorton</p> <p>Three pieces of Land, containing 11 a. 2 s. 34 r. called Wolf Clofts, with a Coach-house and Horse at Hollywood in Kingfloorton</p> <p>Three pieces of Land, containing 7 a. 2 s. 8 r. in Wolf Clofts, at Hollywood in Kingfloorton</p> <p>Four pieces of Land, containing 11 a. 3 s. 30 r. called Made Ground Allotments, at Bateman's Green in Kingfloorton</p> <p>Two pieces of Land, containing 2 a. 0 s. 4 r. with a Brick Cottage and Wash-house, at Dinker's Cross in Kingfloorton</p> <p>Three pieces of Land, containing 8 a. 1 s. 35 r. at Withall Heath in Kingfloorton</p> <p>One piece of Land, containing 0 a. 2 s. 03 r. at King's Heath, in Kingfloorton</p> <p>One piece of Land, containing 0 a. 2 s. 12 r. in Bully Lane in Kingfloorton</p>	<p>James Taylor, Esq.</p> <p>John Nicholls and John Simcox</p> <p>Thomas Walk and Thomas Mole</p> <p>Thomas Terry and John Terry</p> <p>Stephen Knowles and William Benson</p> <p>Joseph Martin and Thomas Martin</p> <p>Sarah Payton</p> <p>Joseph Pearty</p>

No. 9.—continued.

Annual Value per Survey in Cash.	Times completed of full Loans at the Time of Sale.	Purchase Money (including the Expenses attending the Surveys and Sales.)	Annual Value, per full growing Survey, &c.	Rents referred to full Loans.	First paid for full Loans.
£ s. d.	Years.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
50 — —	- - -	1,560 — —	28 2 —	28 2 —	—
18 10 —	- - -	700 — —	6 13 4	6 13 4	—
450 — —	- - -	14,000 — —	379 8 4½	{ — 10 — }	1,000 — —
- - -	- - -	3,480 — —	Included in the Annual Value of Kinghamton Moor, inserted in the Schedule of Sales appended to the Surveyor General's Third Report.	—	—
- - -	- - -	400 — —			
- - -	- - -	300 — —			
193 1 6	- - -	670 — —			
- - -	- - -	130 — —			
- - -	- - -	330 — —			
- - -	- - -	66 — —			
- - -	- - -	60 — —			
£818 1 6	- - -	£14,855 5 10	419 3 8½	38 13 4	1,000 — —

* Amount of Three-per-Cent. Stock, purchased with the said Sum of
£14,855 5 10, is as follows; Viz.

Three-per-Cent. Consolidated Bank Annuities	- - -	£ 3,157 6 8
Three per-Cent. Reduced Bank Annuities	- - -	35-443 4 10
Making a Total of	- - -	£38,599 11 6
Amount of Annual Dividend of the said Stock	- - -	£ 1,257 15 6

Appendix, No. 10.

AN ACCOUNT OF LAND TAX charged on Estates belonging to the Crown, Redeemed by the Surveyor General of His Majesty's Land Revenue, or the Commissioners of His Majesty's Woods, Forests, and Land Revenues; and of the Three-per-Cent. Bank Annuities transferred to the Commissioners for the Reduction of the National Debt, as the Consideration for such Redemption; from the time of making the Surveyor General's Fourth Report to the Legislature, to the time of making the First Report of the Commissioners.

Date of Control in the Redemption.	Land Tax Redeemed.	ESTATES CHARGED THEREWITH.	STOCK TRANSFERRED.	
			Cash.	Redeem.
	£ s. d.		£ s. d.	£ s. d.
	1,009 10 4½	{ Amount of Land Tax redeemed, and of Stock transferred for the same, according to the Accounts compiled in the Appendix to the Surveyor Ge- neral's Fourth Report. " " " }	37,015 13 12	—
		BERKS :		
1800. March 24.	8 — —	Several Parcels of Land in Old Windsor, containing 51 A. 1 R. 3 P. " " "	193 6 8	—
		HUCKS :		
1812. May 2.	11 6 —	A Farm, called Redlocks, in Essex Wick, containing 125 A. 2 R. 1 P. " " "	—	414 6 3
		MIDDLESEX :		
1800. May 14.	7 16 —	A Messuage on the South Side of Pall-Mall " " "	—	156 — —
		NORTHAMPTON :		
1810. May 2.	2 14 11½	A Farm and Lands in Pall Hudson, containing 49 A. 4 R. 2 P. " " "	—	100 14 3
	£ 1,039 7 6½		£ 37,209 — 7	561 1 1
Together			£ 37,210 1 8	

Appendix, No. 11.

AN ACCOUNT of all FEE FARM and other Unimprovable RENTS, which have been sold by the Surveyor General of His Majesty's Land Revenues, or by the Commissioners of His Majesty's Woods, Forests, and Land Revenues, from the time of making the said Surveyor General's Fourth Report to the Legislature, to the time of making the Fifth Report of the said Commissioners; and of the Purchase Money paid for the same; and the Amount of the Three per Cent. Consolidated Bank Annuities purchased thereon in the Name of the Lord High Treasurer of England, by virtue of an Act of Parliament, passed the 34th year of His Majesty's Reign, intitled, "An Act for the better management of the Land Revenues of the Crown, and for the Sale of Fee Farm and other Unimprovable Rents;"—and of another Act, passed in the 40th Year of His Majesty's Reign, intitled, "An Act for uniting the Office of Surveyor General of the Land Revenues of the Crown, and Surveyor General of His Majesty's Woods, Forests, Parks and Chases."

Date of Contract.	Name of Purchaser.	RENTS SOLD.	Land Tax allowed.	Purchase Money.
ENGLAND.				
BEDFORD.				
1809. May 4.	George Ann, Esq.	For Lands at Mipsforth	£ 11 —	— 6 —
1811. April 1.	John Day, Gent.	A Tenement in Bedford	— 2 11	— 4 4
BUCKS.				
1811. April 3.	Benjamin Colclucher and Peter Ludgus	Tenement in Aylesbury	— 3 —	— 5 12
CAMBRIDGE.				
1809. May 4.	Governess of Christ's Hospital	For a Common Piece at Histon	— 4 —	— 5 8
1811. April 1.	John Bradford, Butcher	For the acre of Land in Southam	— 1 11	— 1 10 6
Dec. 14.	Earl of Harwich	For Lands at Haverhill	— 3 4	— 12 3 6
—	Rev. George Leonard Jeays	For one acre of inclosed Land at Southam	— 4 8	— 1 — 6
1812. Feb. 16.	— — — Do.	Lands at Southam	— 4 —	— 7 10 —
		Tenement there	— 1 1	—
		Lands there	— 1 6	—
		Wastings and Tenement there	— 5 7	—
CORNWALL.				
1811. April 1.	John Mark, Esq.	Lands at Lifford	— 3 4	— 4 10 —
DERBY.				
1809. August 9.	Francis Eyles, Esq.	For a Mill at Colver in Longstone	— 17 9	— 19 5 —
May 1.	The Most Noble William Duke of Devonshire	For a Mill at Tintestall	— 5 —	— 5 3 —
1811. August 7.	William Hallard, Esq.	For the Exchange Cloth in Darby	— 1 —	— 1 7 —
1811. Feb. 17.	Anthony Lee Miquand, Esq.	Lands at Alderton	— 7 —	— 6 14 —
		Lands at Farswick	— 4 4	—
DEVON.				
1811. Dec. 12.	Edmund Colford, Esq.	Colford Manor	— 5 8	— 14 15 —
		Lands and Tenements in Walsell, alias Cowle Hill	— 4 5	—
1811. March.	Robert Pope, Esq.	Lands and Tenements in Compton Colford	— 3 3	— 4 8 —
March.	James White, Esq.	Lands and Tenements in South Tawton	— 6 6	— 8 9 —
HANTS.				
1811. May 1.	George Nicholson, and James Humphreys, Esqs.	For seven Lands in Waltham	£ 4 8	— 109 8 6

Time of Circulation	Names of Purchasers.	RENTS SOLD.	Land Tax allowed.	Purchaser's Money.
HERTFORD.				
1815. Nov. 9.	Thomas Elder, Esq. " "	The House de-Lane in Saint Alban's " "	£ 1 4	10 15 —
	Francis Livsey and Ann Livsey, " "	Townland Farm in Saint Peter's Ward, in Saint Alban's " "	— 13 4	17 8 —
1815. May 20.	John Fryer, Gent. " "	Part of 1000 Acres of Land and Townlands called Temple Lands, in Welwyn " "	— 9 —	9 14 —
	George Hasky, Gent. " "	A parcel of Land called Northall Wood, parcel of the Manor of Northall, in Welwyn Parish " "	— 1 1	1 11 4
Nov. 1.	Mrs ^{ss} Thomas Bond " "	For the Manor of Colney " "	1 8 3	13 16 4
—	Ben Pickett, Gent. " "	A House in Filpood Ward, St. Alban's " "	— 13 —	— 19 4
HEREFORD.				
1815. March 17	John Freeman, Esq. " "	The Manor of Shobdon, " "	£ 1 13 4	
		Land and Townlands belonging to the Crown of St. Nicholas, in Welwyn " "	4 4 3	
		In both (Arbiters Esq. etc. etc. changed in the year 1814) " "	1 19 6	13 1 —
LINCOLN.				
1815. April 22.	William Henry White, Esq. " "	Marsh Lands in Moulton " "	— 7 —	
		The Rectory and Church of Emsay or Newson " "	— 4 3	
		Remains of Allot in Lanchy " "	— 4 6	31 1 6
		The Rectory of Fakenham " "	— 1 6	
LONDON.				
1815. Nov. 9.	James Powell, Merchant " "	For Townlands called the Ferry in Chancery Lane " "	— 1 9	1 9 4
1815. Nov. 9.	Charles Wight, Merchant " "	A Townland in Grooms Alley (Mr. Dunscombe, Taylor, Tenant) " "	— 4 3	4 13 4
Dec. 21.	Richard Brown, Gent. " "	For three Townlands in Rastbury Lane " "	— 18 —	— 18 —
MIDDLESEX.				
1815. April 2.	Thomas Langley, Esq. " "	A Farm House and Land called the Borough Farm, nigh Egham " "	— 3 4	4 10 —
—	Robert Hamilton, Merchant " "	Manor of Harmond, nigh Newport Pagell " "	— 13 4	17 7 —
NORTHAMPTON.				
1815. Dec. 12.	Rev. Dr. John Lamb " "	Peaslee and of Chancery " "	— 13 4	13 17 4
25	Rich. Lincoln, Gent. " "	Land in Lockdown " "	— 1 7 5	1 4 —
NOTTINGHAM.				
1815. April 12.	The Duke of Norfolk " "	The Free Farm Rent of the Manor of Walsby " "	1 3 1	15 11 4
SALOP.				
1815. May 19.	Thomas Hiderman, Gent. " "	For a Townland in Newport " "	— 4 —	— 13 4
June 1.	St Thomas Jones, Esq. " "	For Land in Marston " "	— 7 4	
		For the Grange of Preston Galsall et al " "	1 4 4	36 — 4
15.	Thomas Hiderman, Gent. " "	For a Townland in Newport " "	— 4 —	— 9 —
SUFFOLK.				
1815. May 2.	Reverend Robert Rale " "	For Land in Felgrave " "	— 1 1	6 19 4
15.	Reverend Charles Cooke " "	For Land in Snettisham, in Colford Hundred " "	— 1 1	1 11 4
1815. April 3.	Trustees of Freeholders of Haddesburgh " "	Peyton's Land in Whitfield, in Colford Hundred " "	— 5 —	7 14 —

Date of Certificate.	Names of Purchasers.	RENTS SOLD.	Land Tax allowed.	Purchase Money.
SUFFOLK—continued.				
	Charles Lamberton, Farmer	Ashley Farm's Farm in Boring, in Thetford Hundred	£ 15 10	25 15 —
	Philip James Celi, Esq.	Townsend and Land in Roughton, in Thetford Hundred	— 5	— 11 6
	The Reverend John Francis Bowers Esq.	For Deben Railway	1 —	10 15 —
	William Boddison, Esq.	Land in Madingley	— 10 6	— 13 6
	William Scott, Gent.	Land in Buxton, in Thetford Hundred	— 10 10	— 6 —
	Ann Hicks, Widow	Land in Lunby, in Colsted Hundred	— 1 —	4 7 —
	John Gage, Esq.	Land in Hedges	— 10 3	— 7 —
	Stephen Verity, Farmer	Devering Land, part of Layton Manor, in Exton	1 —	45 15 —
	James Ellis, Farmer	Land in Pakenham, in Thetford Hundred	— 10 2	— 11 —
	Mrs. Ann Holwood	Land in Great Walsingham, in Thetford Hundred	— 10 1	— 3 6
	Marshall Heydon and Roger Heydon, Esqs. Church-wardens of St. Mary in Bury	A Shop and Almshouse in Bury Northgate Manor street	— 4 — — 1 1	6 15 6
	Robert Kildwick, Esq.	For Land and Townships in Kildwick, in Thetford Hundred	1 4 7	21 15 6
Dec. 11	Roger Kildwick, Esq.	Land in Buxton, in Thetford Hundred	— 10 10	2 11 6
	Rev. Thomas Waddington, D.D.	For Land in Hedges	— 10 3	— 4 6
	Herrington Charlesworth	For Land in Herrington	— 10 1	— 2 6
1811. Feb. 12.	William Frewer, Farmer	Land at Redfield Do. Do.	— 10 4 — 1 10	1 15 6
	George Forsey, Esq.	Milton Hall, in Buxton Hundred	— 1 —	4 1 —
	Richard Wilson, Esq.	Three Acres called Densford Manor, in Elmerton	— 10 —	15 10 —
May 12	William Parkin, Gent.	Land in Winterfield	— 10 1	— 5 6
SURREY.				
1810. Nov. 9.	Edin Henry Bond, Esq.	For Marsh Ashy	— 10 4	13 17 6
SUSSEX.				
1811. Jan. 10.	Richard Hoyle, Esq.	The Pyrie House in Chichester	— 1 —	3 14 —
WORCESTER.				
1811. April 1.	John Williams, Gent.	Land in Saint Peter's Parish, in Wyke	— 10 5	3 5 6
YORK.				
1811. April 1	Thomas Courtenay Warner, and Edward Warner, Esqs.	For Barn Park	3 10 4	25 1 —
			£ 40 3 105	5 7 4
WALES.				
DENBIGH.				
1810. May 12.	Robert Middleton Edith, Esq.	For the Site of Ruchin Castle	— 10 —	10 5 —
CARMARTHEN.				
1811. March 12	John Williams Hughes, Esq.	For a Burgage in St. Mary's Street, formerly in the town of Thomas Griffin, Esq.	1 —	4 —
		For a Townsite in Glynorthe Road	— 4 —	16 4 —

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Date of Conveyance.	Name of Purchaser.	RENTS SOLD.	Land Tax allowed.	Purchase Money.
GLAMORGAN.				
1851, May 1.	David Thomas, Esq.	Annual Tench, or a Rent referred upon the Manor of Colercliff	£ 1. 4	£ 1. 4
		" " " " " "	5 8 4	— 3 —
Dec. 12.	Wendley Esq., Esq.	Annual Tench, or a Rent referred on the Grange and the Chapel of St. John	5 1 10	— 3 —
MONTGOMERY.				
1851 March 12.	The Rev. Hugh Owen, Clerk.	For a Mill on Rivers, within the Parish of Tre-grove	— 7 8	— 3 10 6
PEMBERS.				
1851 May 4.	The Rev. John Higgs	For a Lease on the Town of Haverfordwest	— 13 4	— 3 —
June 13.	Robert Thomas Pratt, Esq.	For a Tenement in Dwyllan, called Rodington	— 12 —	— 3 —
1851 April 3.	John Green, Esq.	For a Tenement in Goshale (viz. 1/2 and 1/2 the two Cocks)	5 — 4	— 4 —
		£ 1 10 3	5 4 —	100 13 6

TOTALS.

	Rents sold.	Land Tax allowed.	Purchase Money.
in ENGLAND			
	40 3 10	3 7 8	410 13 6
in WALES			
	3 10 3	1 8 —	100 13 6
	£ 43 4 6	5 13 8	510 27 2
Land Tax allowed	£ 5 13 8		
Net Amount	£ 38 0 0		
Amount of Three-per-Cent. Consolidated Bank Annuities purchased with the first term of 1851, viz. 75			
			3,175 10 10
Annual Amount of Dividend of said Stock			
			75 10 3

Appendix, No. 12.

COMMISSIONERS REPORT ON PLANS proposed for the Improvement
OF MARYBONE PARK.

No. 13.

Office of Woods, &c. 7th August 1816.

Mr LORNA,

ON entering upon the execution of the duties of our Office of Commissioners of His Majesty's Woods, Forests, and Land Revenues, we found that the attention of your Lordships had been frequently called by the late Surveyor General of Crown Lands, Mr. Fordyce, to the circumstances of the extensive and valuable Estate of *Marybone Park*, and that great expectations have been formed of the increased revenue which would arise from that Property at no very distant period, by adopting such Plan for its improvement, as on full consideration, and with the best advice, should be deemed most for the benefit of the Crown.

With this view, Mr. Fordyce, in a Report to your Lordships Board, dated the 17th of June 1793, proposed that he should be authorized to employ a Surveyor to examine the accuracy of a Map of the Estate in his Office, and to add to it a general Sketch of the adjoining Streets, and of such of the surrounding Lands as appeared to be materially connected with the Property; to have such new Map engraved, and to circulate Copies thereof among Architects of eminence, with an offer of a considerable Reward to the Person who should produce such a Plan for an addition to the Town on that Estate, as, after having been laid before His Majesty, and your Lordships, should be adopted.

These several suggestions were approved of, and Mr. Fordyce was authorized by a Letter from Mr. Long, dated the 19th of September following, to cause such Plan to be made; and to offer a Reward, not exceeding £1,000. for the purpose aforesaid.

A new Map of the Ground was accordingly formed and engraved; and Copies of the said Report of Mr. Fordyce (together with Mr. Long's Letter) were annexed to his First Triennial Report to Parliament, and are printed No. 3. A. and B. in the Appendix to that Report.

12 Dec.
1799.

It does not appear that this offer of a Reward was ever published by Advertisement in the Newspapers, or that it was promulgated in form in any other way than by being annexed to such Triennial Report; but, as that Report has now been printed, and in circulation for above twelve years, and divers Copies of the new Map have been distributed to various Architects, there is no reason to doubt that the matter has been very generally known among persons of that profession throughout the kingdom; yet the only Plans offered during the life of Mr. Fordyce were three, all received by him from Mr. John White, who had a connection with the Estate from the circumstance of his being the Agent of the Duke of Portland in the management of it, under his Grace's Lease; but Mr. White did not, as we understand, propose to offer those Plans as a Candidate for the Premium.

We also find, that Mr. Fordyce was about the same time authorized to offer a Reward of £1000. to the person who should produce such Plans and Elevations for new Streets and Buildings in Whitehall and Scotland Yard, as should meet the approbation of your Lordships Board; and that a competition for such Reward was proposed to different Architects of eminence; but that only one complete Plan was produced in consequence thereof, and that Plan was considered to be, in a great degree, impracticable in the execution.

We have further learned, that none of the Plans which were given in to the Commissioners for building on the vacant Ground near Westminster Abbey, and the two Houses of Parliament, in consequence of a public contestation for Premiums offered by Advertisement, were approved of by the Committee of the Legislature appointed to consider the same; and that recourse has, after all, been had to the Architect or Clerk of the Works employed by the Commissioners for conducting those improvements, to prepare a Plan under their direction.

Indeed, we believe it has been generally found, that Architects of established professional character do not like to bellow their name, and risk their reputation, in competitions of this nature; and if each of a numerous set of Candidates were to have been paid for the Plans which they might submit, whether successful in the competition, or not, this, in the present case, would very probably have been attended with a heavy expence, in addition to that of the Premium for the best.

Under all these circumstances we were induced to think that it would have been unavailable to try any longer the effect of a competition for the Reward in the case of *Marybone Park*; particularly as the remaining interest in the Lease of the Estate held by the Duke of Portland was to expire in January last, so that it had become necessary that as little further delay as possible

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possible

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possible should take place in ultimately deciding how this Property is to be disposed of. It appeared to us, therefore, upon full consideration of the whole matter, that the most advisable course would be to refer the Subject, separately, to each of the two Sets of Architects employed under the united Departments, who are persons of experience and eminence in their profession, and are, from their functions, necessarily to be well acquainted with the nature of the Ground in question, and to give their attention more fully to all the circumstances connected with it than those who might have been disposed to prepare Plans with no other view than as Competitors for the Premium.

Having come to this determination, of which, on the ground above stated, we trust your Lordships will approve, we communicated to each of those two Sets of Architects the Instructions, Copies whereof are herewith annexed; and in which we directed their attention to those circumstances and advantages belonging to the Estate, which appeared to us most material for their consideration.

In framing these Instructions we certainly felt that it is our first duty to promote the utmost improvement which can be made in the value of the Estate of the Crown placed under our management, and to consider that the reversionary position of Marybone Park had been long looked forward to as the means of increasing that Revenue to a very great amount.

It seems clear that this was the general view of His Majesty's Government with respect to that Estate in the year 1793, when the before-mentioned Award of £1,000, was authorized to be offered; and Mr. Fordyce appears to have acted under that impression in all his subsequent communications to your Lordships Board on the subject, and also in his Reports to Parliament. At the same time it also appears, that it has always been in contemplation to unite with this object of present and growing improvement in point of Revenue, that of a handsome, elegant, and commodious addition to the Metropolis; such as the peculiar form and beautiful exposure of the ground seems naturally to suggest; and which may, with propriety, be expected on such an appropriation of an Estate belonging to His Majesty.

We can by no means think it advisable that Land of the Crown of the extent of Marybone Park, situated so near the Metropolis, should be dealt with as common Building Ground belonging to Individuals, whose only object generally is that the annual value of such property may be improved to the greatest extent, by covering it with as many Houses as it will admit of; but that the health and general accommodation of His Majesty's Subjects should be a main consideration in the appropriation of such Crown Land, the means of free air, and wholesome and agreeable exercise on foot, on horseback, and in carriages, provided and rendered as convenient and easy as possible; and, consistently with those several purposes, the additional ornament, and even magnificence, of the Capital of a great Empire borne in mind. It will be found that particular attention has been given to all these objects.

The distance, and inconvenient and mean access, from Marybone Park to the Two Houses of Parliament, to Westminster Hall, and to the several Public Offices in and near Whitehall, have always been considered as great drawbacks on the value of that ground for building. It is therefore a most important object to improve that access, and to lessen the time required in going from the one District to the other. The mode of doing this suggested by the late Mr. Fordyce, was to open a communication by means of a broad Street in a direct line from about Charing-Cross to the middle of the Southern Boundary of the Estate: We therefore directed the attention of the Architects to the means of forming such a communication, desiring them to submit such Plan or Plans as should seem to them most eligible and practicable for that purpose, and to accompany the same with Estimates of the expense thereof, in the first instance, and of the manner and time in which that expense might afterwards be made good in whole, or in part.

We also directed them, in pursuance of your Lordships reference to us (by Mr. Wharton's Letter, dated 24 September last) of an application from the Board of Ordnance to have a few Acres of that Estate in order to erect a Barrack thereon for a detachment of Artillery; and (by Mr. Hamilton's Letter, of the 23d of February following) of a like application from the Commissioners for the Affairs of Barracks, to have a space of about 27 Acres, for the purpose of erecting a Cavalry Barrack, to consider the said applications; and if a compliance therewith should be compatible with the Plans which they mean to propose, to mark on Copies of the engraved Plan the situations in which they would recommend such Buildings to be placed; and upon what terms it would be proper to grant Leases thereof to those respective Boards.

We now lay before your Lordships herewith Plans we have received from Messrs. Leveton and Chawner, and from Mr. Nalls, together with the Reports, Calculations, and Estimates, which accompanied the same.

By the Plan and Report of Messrs. Leveton and Chawner, your Lordships will see that for the proposed extension of the Town on the Southern part of Marybone Park, they have suggested the formation of new Streets and Squares of a style and character in some degree similar to the Buildings which have been erected on the lands of the Duke of Portland, Mr. Portman, and others, on the South side of the New Road, within the last 30 years: They are of opinion, that about two-thirds of the Estate might be advantageously disposed of to Builders in this way; and that the remaining third should be set for the purpose of erecting detached Villas, with

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portions of Land annexed to each, or in the first instance, perhaps, for Garden Ground, Plantations and Paddocks; and they have recommended that the Building Lease should vary from 60 to 61 years, according to the quality of the Houses to be erected, and that the Lease for the purposes of Agriculture should be from 31 to 32 years, or in some cases for perhaps shorter terms.

The Revenue to arise from this appropriation of the Estate is estimated by them at £23,000 per annum (including the sum of £255, as the annual value of the Land which they have proposed for the use of the intended Cavalry Barrack). This would form an addition of £17,840. 12s. 6d. to the present Cash Rent, which amounts to £5,155. 6s. 6d.

On the subject of a more easy and direct communication from about Charing-Cross to Marybone Park, Messrs. Lovett and Chawner continue to think a Line which they had submitted to Mr. Forsdyce in the year 1808, the most advisable, as being the easiest to be carried into execution from its extent, the quality of the property to be purchased, and the expense to be incurred.

We annex a Copy of the Survey which they made on that occasion, but which applied only to the part between the North end of the Haymarket and Oxford-Street. From this Survey it appears, that the value of the Property to be purchased, as computed by them, would amount to £190,000; but that deducting from that sum the value they put upon the Area to be let for building, and the old Materials to be sold, the actual cost would not exceed £54,000.

The Report of Messrs. Lovett and Chawner contains many important and knowingly practicable details, concerning the Restrictions which it will be proper to impose upon Builders, in order to make them adhere to the general outline of the Plan which shall be determined upon; the excavation of the Ground and disposal of the Soil for brick earth; the formation of new Drains and Common Sewers, and the connecting them with the two existing main Sewers called King's Scholars Pond Sewer, and Harbottle Lane Sewer, which appear to be conveniently situated for that Purpose.

Mr. Nash has individually answered the instructions sent to him and Mr. Morgan; and in his Report, your Lordships will find much acute and ingenious general reasoning, with very striking arguments, for erecting Houses of a more substantial and durable nature at Marybone Park, than those which have been generally built upon the land of landlords over which the Town has extended of late years. He then enumerates the causes which in his opinion have occasioned the preference given to Houses in particular situations, and proposes that improvements should be devised which may operate to the same effect in the case of Marybone Park, and has formed his Plan and Report on these grounds; and he has proposed, that Marybone Park should be connected with that part of the Town to which it adjoins by two principal Entrances, the one leading from Portland Place, and the other from Baker-Street; and that for the Purpose of dissipating the separation which the present straight line of the New Road makes to appear between Marybone Park and the Streets on the South side of that Road, part of the Field in the end of Portland Place, called Dupper's Field, together with a like extent of ground on the North side of the New Road, should be converted into a large Circus; the intervention of a Plantation within the Area of which, and the continuation of the Street round it, would effectually connect Portland Place with Marybone Park, without the appearance of crossing the New Road, so that the continuity of the Old with the New part of the Town would be preferred. He would carry on these two Streets in the same direction for a considerable length Northwards; and in the Space lying between them, he recommends the formation of a Park, to be laid out and planted in a picturesque manner, and to contain 250 Acres, being considerably more than the extent of Saint James's and the Green Parks added together; and that Houses of a superior class should be built round the external boundary of this Park, and in the centre, which would be on the summit of the highest Ground, a Circus laid out with the fronts of the House to look externally over the Park; and also an interior Circus to front towards an Area of ornamental Ground within it, of the same size with that proposed at the end of Portland Place. The other parts of the Estate he would appropriate to Streets, Squares, Cafés, and Villas, in the manner shown on his Plan.

Your Lordships will observe Mr. Nash recommends that the intended Park should be embellished with ornamental Water, to be supplied from a Canal which is, it seems, in contemplation to make from that at Paddington to the Thames below London Bridge, the line of which would pass through a part of this Estate of the Crown. His original Plan was that such intended Canal should be carried through nearly the centre of Marybone Park, in the manner shown in his Plan marked No. 1; but it appeared to us, that it might be very objectionable to have all the traffic carried on by this Canal introduced into the interior of the best built and most ornamental part of the Estate, and that none of the precautions suggested by Mr. Nash would be sufficient to remedy that evil; and having mentioned this to Mr. Nash, he has substituted the Plan marked No. 2, by which the Canal will be kept near to the external Northern Boundary. According to this Plan, he would have a lateral Cut made from the main Canal to communicate with, and convey the various necessary Supplies to, the Markets to be established on the East side of the Crown Property, and adjoining to that of Lord Southampton; such Cut to be terminated with a Basin, where Shops, Wharfs, &c. may be erected.

* *Note*—Railways for that purpose, as suggested by Mr. Forsdyce in his Fourth Technical Report to the Legislature, would be still more objectionable.

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Mr. Nash says a Subscription has been entered into for making such a Canal, and that an application is intended to be made to Parliament in the ensuing Session for that Purpose; but we are not yet sufficiently informed of the details of this scheme, or of the probability that it will be executed, to be able to state to your Lordships any further particulars concerning it. If it can be effected, it will undoubtedly add much to the value of the Estate, by furnishing an easy and cheap mode of conveyance for merchandises, and the various articles of domestic consumption, to those who may fix their residence there, and to the whole of the extensive and populous part of the Metropolis in that neighbourhood.

The Revenue to arise from the immediate Ground-Rents, according to either of the Plans proposed by Mr. Nash, is estimated by him at £59,829. per annum (being £54,283 13s. 6d. more than the present Gravel Rent, and £58,424. more than the Estates of Messrs. Leverton and Chawner), and the annual value of the Property on the expiration of the Building Leases, at £137,734. In both those valuations, he includes the sum of £1,000. a year as the value of the Ground for the proposed line of the Barracks which, for the reasons stated in his Report, he recommends to be placed on the Northern Boundary fronting towards Hampstead and Highgate, and adjoining the South side of the intended Canal.

We think this site for the new Barracks the best that could be fixed on. It is sufficiently remote from what would be the most frequented and most respectably occupied part, so be unobjectionable in that respect; and the distance to Cavalry and Artillery drawn by Horses between that situation, and any other part, even the most southerly of the Estate, cannot, we apprehend, be of any material consequence; while, if the projected Canal shall be executed, it will be attended with very great advantage in the carriage of provisions and other stores to the new Barracks, and in the removal of manure from thence.

Mr. Nash has also, in consequence of our Instructions on that head, recommended a Line for a new communication between Marybone Park and Westminster, considerably to the West of that formerly and now proposed by Messrs. Leverton and Chawner, which Line, if executed as Mr. Nash has detailed, would create an expenditure amounting in the whole to £309,803. besides the value of the old materials; but he calculates, that the Rents on Leases to be granted by the Crown, which would arise from the Sites of the Houses on the Ground to be purchased on each side of this new Street, would yield £18,774. 10s. per annum, an income which, being realized, would not only defray the interest on the original expenditure, but also furnish a Sinking Fund for liquidating the Capital.

Your Lordships will observe, that this Plan of Mr. Nash applies to the whole intervening space between Marybone Park and Pall Mall (while that of Messrs. Leverton and Chawner, as before mentioned, only extends from Piccadilly to Oxford-Street), and proposes to substitute, as one of the principal thoroughfares to the Capital, and that which leads to it from the most distant parts of the Island, instead of an approach almost proverbially mean and dilapidated, one of perhaps unequalled beauty and magnificence.

The proportion of Mr. Nash's estimate for that Part of his entire Line to which that of Messrs. Leverton and Chawner extends, is £190,811. besides the value of the old Materials. The yearly income expected, according to his calculation, to arise from Leases of the new Sites on that part is £24,177. Messrs. Leverton and Chawner's estimate amounts to £291,000, of which they think only £234,000. would be reimbursed by the sale of the old materials, and of the Free-Grants (for this enters into their computation) of the Sites for new Buildings, leaving an expenditure of £54,000. for which no return would be made.

For the purpose of draining the proposed new Buildings in Marybone Park, and with a view to lessen the quantity of drainage by the present Sewers which lead from that neighbourhood, and to which they are represented, in certain proceedings of the Commissioners of Sewers, and in a very able and elaborate Report by Mr. Rennie prepared for them (printed copies of which are herewith annexed), as becoming daily more inconvenient, Mr. Nash proposes the formation of a capacious new Sewer, to be carried in the south line of the new Street, and from thence to the Thames at or near the end of Northumberland-Street; the whole expense of which, including a Cut from the old Sewer in Brook-Street, to the new Marybone Park Sewer, he estimates at £120,330. and he calculates, that a Revenue may be derived from this Sewer by a rate of eight-pence in the pound upon the rents of the Houses to be drained into it, of £19,105. and that this new Sewer would besides save £75,000. which has been estimated to be necessary for improving the old Sewers, some reasonable proportion of which, he thinks, may be expected to be paid by the Commissioners of Sewers, towards defraying the expense of the new Sewer.

Upon the whole, we take the liberty to submit to your Lordships, that the Report and Plan of Mr. Nash appear to us to embrace such a comprehensive, yet, generally speaking, rational and practicable scheme of public improvement, exclusive of the great increase to the Land Revenue, as will call for the mature consideration of His Majesty's Government before any other apprehension of the whole, or any considerable part of the Land of Marybone Park, shall be ultimately settled on.

We are strongly inclined to think, that the Park which he proposes to form would possess attractions fully sufficient to counterbalance any objections arising from its situation, in respect of distance from the Houses of Parliament, the public Department of Government, and places of

of fashionable resort, which might still remain even after the new Street should be formed. It would, also, be a most distinguished ornament to the Metropolis, and would contribute to the health of its Inhabitants, by affording other means of pure air and agreeable exercise than are now to be found, except in the immediate vicinity of the present Royal Parks; and further, it is worthy of attention, that there would still be an opportunity, by the gift of the Duke, of furnishing that supply of one of the fish necessities of life, Milk, which has hitherto been derived from the Ponds in Marybone Park, and which, in case the chief part of the Ground should be applied to any other use, must be brought from a greater distance, and at an increased Expense.

But whatever Plan of improvement shall be ultimately adopted, it seems to be equally the opinion of the several Architects, that it will greatly facilitate and expedite the execution of such improvement immediately to form an external Road, Ride or Drive, round the whole of the Estate, together with one or more cross Divisions or Roads, situated on each side in such manner as shall be deemed most advisable. The Boundaries of the proposed Park should also be set out, and Plantations made in different parts, of the well approved, full growing, and ornamental Trees; intermixed with a due proportion of Forest Trees.

The Estimate made by Messrs. Leverton and Chawner, for forming and fencing such external Ride, amounts to £4,000; and that for two Cross Divisions, to £3,000; together, £7,000; the Fence they propose is only of post and rail:—That of Mr. Nash for making the same, he recommends, for inclosing the Park with close park paling, and for planting it, amounts to £22,151; but it is to be observed, that his Plan is to make the Ride of the width of fifty-feet; and that Messrs. Leverton and Chawner have only calculated on a breadth of Twenty-seven feet, which we do not think would be sufficient.

There is, fortunately, good Gravel on the Estate, and if your Lordships shall be pleased to authorize this very important preliminary Step towards the general improvement, we will have the Lines of Ride, and the Boundaries of the Park set out; and that work advertised to be let by contract on tenders to be delivered to us.

The present Gravel Run of the Estate for one year, with the value of the Brick Earth to be got from the bed of the new Canal, and on the firm of the intended Buildings, would, we have no doubt, furnish a sufficient Fund for this expenditure; and we trust that your Lordships will not think it unreasonable that these means should be applied to that purpose.

The amount will ultimately be recovered in the shape of additional Rents, or it may be charged in proper proportions, by way of Fine, upon those who take the Lease.

There is now a Right of Way claimed through Marybone Park by the Duke of Portland, to his adjoining Estate and Manor called Barrow Hills; a part of which has been purchased by the Vestry of the Parish of Marybone, for the purpose of converting it into a Burial Ground, and who conceive that, under such purchase, they are entitled to the same right of way with his Grace.—The Vestry are, however, desirous to form a Carriage Road from the New Road to the Burial Ground, and have, by their Memorial to your Lordships, referred to us by Mr. Wharmston's letter, dated the 27th ultimo, prayed permission to make such Road of the breadth of fifty feet along the Western boundary of Marybone Park, and have offered, in case they obtain such permission, to give up their claim to a Right of Way, and to form and fence out the new Road at their own expense in such Manner as shall be required.

We understand that his Grace the Duke of Portland, who is one of the Churchwardens, concurs in this proposition, and is ready in like manner to relinquish his claim to such Right of Way, if the Prayer of the Memorial shall be complied with.

We are inclined to think that the fact of compromise, thus proposed, is entitled to your Lordships favourable consideration, as being the safest means of getting rid of the claim to a Right of Way, whether well founded or not; and as the Line of intended Road to the Burial Ground may be made to correspond with, and form part of, the external Ride or Drive, by which a considerable expense will be saved to the Crown. We think it will be proper that such Road to the Burial Ground should be marked out by some person to be appointed on behalf of the Parish, and that Architects of our Department whose general Plan your Lordships shall think entitled to the preference.

The first Outlay for all the different objects we have mentioned, according to either of the Plans of our Architects, is certainly very considerable; but, on the other hand, besides that it is an Outlay which is almost certain will be returned with accumulated profit, your Lordships will weigh against it the great importance of these objects; and particularly of the new communication between the Northern and Southern districts of the Metropolis; a communication terminating at that district, for the improvement of which, important, no doubt in itself, but comparatively much less so, a sum exceeding £200,000. has already been expended, and a considerable addition to that sum authorized by the House of Commons in the last Session of Parliament.

We also lay before your Lordships herewith, the Plans before-mentioned, received by Mr. Fordyce from Mr. White, together with a copy of his Letter which accompanied them.

We have thought it unnecessary for the present to enter into many other particulars connected with the Subject of the Reports and Plans of the several Architects, the details of which

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will require to be minutely considered and investigated when we shall have been made acquainted with the general views and sentiments your Lordships may entertain on this subject, after giving such weight to the opinions of the Architects, and to the observations we have now taken the liberty to submit thereon, as they shall seem to deserve.

We will hereafter have under our consideration, and submit what shall occur to us concerning the remuneration it may be proper to make to the Architects for their trouble, and the expense they have incurred, in preparing their respective Plans and Reports; and which they have made in consequence of our references and instructions to them, as our proper professional Advices in matters of this sort.

We are, my Lords,

Your very humble Servants,
GLENHERVIE,
W. D. ADAMS.
HENRY DAWKINS.

The Right Honourable the Lords Commissioners
of His Majesty's Treasury.

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Appendix, No. 12. A.

REPORT of Messrs. LYTTON and CHAWNER, Architects in the Department of
Land Revenue; with PLANS for the Improvement of MARYHOPE PARK.

MY LORD, AND GENTLEMEN,

HAVING received your directions by Mr. Filar's Letters of the 8th of October, and 24th of November last, to consider the present state and circumstances of the Crown's Estate, called Mary-hope Park, with a view to the most advantageous improvement thereof, chiefly as Building Ground; we have now the honour to submit our Report to you on the several heads of instruction and inquiry contained in the said Letters, accompanied with such observations as have occurred to us to be material to the subject according to the order in which those heads are arranged in the said Letters.

1.—The Estate, being upwards of 520 acres, is so large, it is not to be expected any Individual will come forward to offer himself as Tenant to the Crown of the whole, upon a scheme of extensive improvement; it would be too great an undertaking for any one Person, even of the very first substance, and the progress of the improvement taken up in such a way would be tedious compared with what might be done by several persons, each taking a distinct portion of the Estate; and as we are persuaded the Northern part of the land will rise in value, in proportion to the improvements carried on upon the Southern part, it therefore appears to be eligible for the Crown to treat with several Parties of competent property, and that are disposed to exert themselves upon their Allotments.

The Southern part of the Estate being nearest to the Metropolis, and having a handsome open main Road upon its front, is well adapted for an enlargement of the Town, and is very suitable for building on; and as there are many of the most fashionable Streets which do already abut upon that Road, running from the Town in a Northern direction, a Plan for the intended new Buildings may be so arranged as to continue such as may be most appropriate for opening direct communications to the Northern Part of this Estate.

We think it very probable that the Crown will quickly receive Proposals from Builders for carrying into execution ranges of Buildings upon the Southern part, taking into view the whole extent of the Ground from East to West; but we apprehend that style of building will be confined to about two-thirds of the Ground from South to North; the remainder will be better adapted for detached Villas, with a portion of land annexed to each, in the style of Country Houses, and parts may be let, in the first instance, for Gardeners Grounds, Plantations and Paddocks, so nevertheless that the lines of communication, ultimately intended, be provided for, and that the Plan be so adjusted as hereafter to become fit for detached Villas also, according to different degrees of convenience.

The terms of years to be granted in each case will of course be proportionate to the different objects for which the land will be taken and employed. Buildings of the first Class, at suitable Ground Rents, will require 99 years; those of a second Class 50 years, and decreasing to not less than 21 years; while, for purposes of Agriculture, the lease may be decreasing from 31 to 21 years; or even for shorter terms; but it is necessary for the encouragement of building on

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speculation to grant the Builders long terms of years, and where building substantially is an object, it is more a matter of importance to them to obtain long Leases. No. 12. A.

In order to facilitate the letting of this extensive Estate, it will be necessary a well-digested Plan should be fixed on, and when such Plan may be sanctioned with approbation, very little, if any departure from it, should be permitted as to its outlines; every Builder will then know what leading Streets and communications he may depend on, besides the immediate Street or place in which his Houses may be situated, and the Crown may then readily treat for the letting of the Ground to be covered with Houses after such Plan, in greater or smaller Allotments, as may be agreeable to the wishes of those applying to build on speculation, or for their own individual accommodation.

a.—Having already pointed out the manner in which we conceive the Estate will be most profitably employed, namely, by building, we proceed to report our opinion of the probability of those parts intended to be built on being sufficiently drained, an object of the greatest importance to the Ground Landlord, and the Tenants. We have ascertained, that the Southern and Western parts of the Estate chiefly slope down towards the South, and that there is a main Sewer, called the King's Scholars Pond Sewer, commencing nearly at the Western extremity; and another main Sewer, called the Marlborough Lane Sewer, commencing near the Eastern extremity of the Southern Boundary; and again, towards the Eastern Boundary of the Estate, in which direction a part of the Ground slopes down, another Sewer commences, which leads on to Budge Bridge, and from thence by Fleet Ditch to the Thames; besides these, there are subordinate Sewers intervening. All these Sewers may be rendered efficient, if care be taken upon the fundamental basis of the House-uses deep, which is an error that has been fallen into on other Estates, and must be especially guarded against in this in the first instance, as no remedy can hereafter be applied. Builders have been led into such mistaken notions by an anxiety to reap an early advantage in the Sale of the Soil they discover fit for Brick-making or other purposes.

Common Sewers for the new Buildings should be continued along the corners of Streets upon proper regulations, and may be built by the Builders severally in front of their respective Houses, or by the Crown, upon receiving a compensation in present money, or in annual rent from the Builders. The open Land Drains at the Northern part of the Estate, we apprehend, may be rendered sufficiently effective for that quarter, as we anticipate it will not be immediately employed, otherwise than for Gardeners Grounds and Paddocks, and eventually will be appropriated for detached Villas.

In respect to the Soil for Brick-making, we have caused the Ground over the greater part of this Estate to be bored, and have the satisfaction of being enabled to state, that it generally contains Soil suitable for Bricks to a considerable depth, for which the excavations to be made for Basements, Cellars, and Sewers, may be appropriated; and that there are some extensive beds of Gravel, of good quality. We have hereto annexed a description, referring to the engraved Plan marked C. of the nature of the Soil in different places where we have had the Ground opened.*

* Infra, p. 92.

Covenants should be made in treating with the Builders, to regulate the depths for their Basements and Cellars; and Gravels should be decided on for making and burning Bricks, not infringing upon the Act of Parliament respecting the new Road from Paddington to Ealing-ton, which we understand contains a Clause forbidding the burning of Bricks within the space of 250 yards of the Road.

We have reason to apprehend there are some parts of the Estate where it may be improper to permit Builders to make excavations for Basements, and that they must build nearly on the surface of the Ground; there is, however, in Lodge Field, which is very high Ground, Brick Earth in very large quantity; the lowering that Hill will tend to the benefit of that part of the Estate materially, and the cubic contents of the Soil which may be dug from thence will compensate for the deficiency of other parts; and it may be proper for us to add, that we are of opinion the Brick Earth and Gravel which may be dug out to carry the plan of improvement into execution, should be considered as the Crown's disposal, clear of the Ground Rents of the different places.

With regard to Water, we have made inquiries, and are informed that a supply may be had from the Grand Junction Canal, the Company having entered into engagements for the construction of Waterworks upon a very extended scale, pursuant to an Act of Parliament, as appears by a printed paper circulated by that Company, of which we annex a Copy we have obtained.*

* Infra, p. 93.

In addition to this source, we have been informed there is a capacious Well made on the high Ground called Budge Hill, adjoining to Primrose Hill, adjacent to this Estate, which Well is stated by Mr. White, agent to the Duke of Portland, to be capable of supplying any number of new Houses to be built on this Land with a sufficiency of pure soft Water. We have seen the site of this Well, but the Earth has been covered over it nearly to the surface of the Ground, and we doubt whether the full of its capacity for what has been calculated upon has been completely ascertained.

The New River Company has made a Reservoir at a considerable elevation, contiguous to the Road leading from Tottenham Court Road towards Hampstead, which we presume will enable

No. 12. A. enable that Company to give a supply of Water from their Works; and we have learnt that the Estate of Mr. Eric, adjoining Wellhouse, is supplied from the Chelsea Waterworks. This Water, we imagine, might also be extended over part of the Marybone Estate.

In the Metropolis, Water from the Thames, New River, Chelsea and other Works, is sold into the Houses by the respective Companies at a certain rate per annum, in proportion to the magnitude of the Houses; and we expect the Grand Junction, the New River and the Chelsea Waterworks Companies, will be anxious that they may be allowed to supply the Marybone Estate, or as much of it as they may feebly supply efficiently upon moderate terms.

Hard Water will be obtained from Wells to be sunk and Pumps to be put up in public Streets, as may be arranged by the Crown with the Builders, where Springs may be discovered.

Having attentively considered the circumstances herein-before detailed, and having studied various schemes for the manner of laying out the Marybone Estate for building, selecting a part thereof for a Barwick, according to an outline Plan accompanying your directions to us thereon of the 11th of February last, we humbly submit the Design which accompanies this, marked B. to which, upon the whole, we give the preference; and we have made up an Estimate of the probable Ground Rents which the Crown may derive, by letting out the Ground in small Allotments suitable to the general Class of Builders of the best respectability, and by which means the whole improvement will be most speedily accomplished. We have the honour to submit our Estimate to this Report.*

* *Ibid.*, p. 54.

3.—We think, however, that if a more direct communication could be made between Oxford-street and Charing-Cross, that it would have an influence in the rapidity of letting the Marybone Estate, as it is more than probable many of the Houses may be taken by Members of Parliament, to whom the distance from Westminster would be an essential object, as well as to persons holding Offices under Government, who might wish to place themselves and families in an open airy situation, as contiguous as possible to their respective offices. The inconvenience of the narrowness and circuit of the present ill-disposed Streets, South of Oxford-Street, towards Charing-Cross, is constantly experienced by the Public in passages both in carriages and on foot; a great saving both of distance and time would certainly be experienced on the way between Marybone and Westminster, if a straight wide Street, as was heretofore suggested by the late Surveyor General, were to be made; and although we do not think it of importance to decide at present exactly upon what line this new Street should be formed, yet it may be prudent to hold out to the Parties applying for building Ground, that such an improvement of that part of the Town is in contemplation of Government. In reference to making the wide Street above-mentioned, it would be well to have in view for the line of it some precise leading avenues; by which means, rather than cutting completely through Buildings, that is to say, Islands of Houses, the line of the wide Street may be continued, and it may not be improper for us to refer to the Line for such Street which we had the honour to suggest and recommend to the late Surveyor General upon a Survey in December 1808, and upon which he commented in his last Parliamentary Report, and which we still consider to be the best line for it, and the most easy to be effected, in point of extent, quality of property, and expense to Government. The improved Ground Rent which might speedily be put up to sale, and the value of the Materials of the old Houses, which would be immediately received, would together reimburse a considerable part of the sum at first to be expended in buying out the different Interests of Landlords and Tenants. The Proprietors of Houses in the vicinity of the new Street will naturally feel it to be to their advantage to rebuild where the Houses are found inadequate in class, or in condition for repair; and those that are found fit to stand will be improved.

4.—We have, in connection with the improvements of Marybone Park, directed our attention to the piece of Ground situate on the South Side of the New Road, opposite the end of Portland Place, called Duppa Field, and have laid it down in our Plans for building; but that in the Plan herewith delivered we think the best adapted to it. We beg leave to observe, that this Plot called Duppa Field contains Ground of a good quality, as stated in the particulars herein-before referred to respecting the Soil.

5.—In regard to the Improvements which have been recently made by the Duke of Bedford and Portland, and others, on the North Side of the Town, various ways have been adopted; some of the Proprietors have confined the Builders with whom they have contracted to a certain Plan as to the general distribution of the inclosed Streets, Squares, &c. without reference to the particular Class of Houses; others have gone farther, stipulating the Class of Houses, and the number of them; others again have insisted the Builders to whom they have let their Ground to distribute the Streets, and cover the Ground as they have thought proper: But upon the Marybone Park Estate, it being, as it were, a public concern, in which the Inhabitants of the Metropolis will all take an interest, and from its extent affording an opportunity of displaying Architectural Talent, we are of opinion that the Crown should be more cautious, and make a point that the design of Building should be subject to the approval of its Officers.

The Proprietors of Grounds above alluded to, in order to induce Builders to come forward, have, for the first few years taken only a Peppercorn and in some instances a Gravel Rent; these

their ultimate Ground Rent has in few instances, if any, commenced immediately; and if the Ground is let out in large Allotments, it is done upon such terms as will enable the Builders to take an improved Ground Rent to be laid upon their Houses in such proportions as may be most suitable to themselves.

6.—In respect to the additions made in the City of Edinburgh forty years ago, and at Bath at a more recent period, we have not been able to learn what steps were referred to; but we cannot omit mentioning, that the new part of the City of Edinburgh, as to the manner of building, is highly worthy of imitation.

7.—We have given our attention to the Works done, and those in contemplation, by Lord Southampton and Mr. Postman; we have had interviews with Lord Southampton's Solicitor, and find that his Lordship's Land from opposite St. James's Chapel up to Britannia-lane, Camden Town, is let on a Building Lease for 99 years from Michaelmas 1809, with a Covenant that the Builder shall erect 500 three-story Houses, on a better number of a superior rate, to as to be of the same value, within 14 years, within which time the full Ground Rent agreed for is to commence; and the Parties are allowed by his Lordship to make Banks on the Ground.

The quantity of Land in this Building Lease is about 50 Acres. There are no other restrictions with the Builders in respect to covering the Ground that we know of, than those above mentioned, except that six different openings of Streets, some of which are to be 50 feet wide, shall be left against the Eastern boundary of the Marybone Park Estate, to open into the Hampstead Road, between the Southern extremity of the Land let to the Builders, and Britannia-lane; which openings are to be finished towards Marybone Park with Dwarf Walls, and Iron Rails thereon.

We presume it must be equally beneficial for the Crown and Lord Southampton hereafter to do away these intended barriers.

We have made enquiries into the management of Mr. Postman's Estate, which partly embraces the Marybone Park Estate on the West; we understand he has let all, or the greater part of it, to a Builder of the name of Potter, without any restriction in the mode of covering it; and a good deal of the Ground is already covered with new Houses: A row of these new Houses has been built to look upon the Marybone Park Fields, seemingly as if the Builder had anticipated that those Fields would not be built upon; and on a part of the line of Boundary, between Mr. Postman's Ground and the Crown's Estate, a wall has been erected as if to shut the Crown out from making any communications with the Street already formed thereon.

Mr. Eyre's Estate adjoins Mr. Postman's on the North, and also abuts upon Marybone Park on the West. It is believed that he has been disappointed in obtaining a communication with Mr. Postman's Estate, for the Street or Place running in a parallel direction with the Western boundary of Marybone Park on Mr. Postman's Ground, has been closed up at the North end thereof; and it is understood Mr. Eyre has been actually refused the privilege of using it as a Thoroughfare without paying Rent for it.

The Parish of Marybone has lately formed a Burial Ground upon a part of Mr. Eyre's Estate, and expected to have been able to lift the communication over Mr. Postman's Ground above alluded to; and we apprehend this way being stopped up is partly the cause of the Vestrymen of that Parish for the privilege of using and improving what they call "an ancient Church" Footpath of considerable width, beginning at the North end of Pleasant Row, in the New Road, and extending from thence along the Western boundary of Marybone Park for the length of about 600 yards, as a Carriage Road for the convenience of Carriages to their new Burial Ground. And we understand that a Claim of a Right of way through Marybone Park is offered on behalf of his Grace the Duke of Portland, and that there is reason to think his Grace might be induced to relinquish that Right, if some such Way were to be granted as the Vestrymen now apply for. As, from present appearances, it seems very doubtful that any advantageous negotiation between the Crown and Mr. Postman can take place in respect of deviation from the Boundary line between the Properties, the Houses on that Part of Mr. Postman's Estate having been built to accommodate them to the extent, We think that a Road within the edge of that part of Marybone Park will be necessary, and we recommend its being contained entirely round, as highly advantageous to the Estate; it will be the means of affording direct communications to all the central streets and Roads, as well as to the adjacent Property where openings are already formed, or may hereafter be formed to shut them on; and it will also prove a delightful Ride for the immediate Inhabitants of the Estate and to the fashionable Public, riding in some degree with the Road as perfect referred to in Hyde Park; and if such Road was to be forthwith made in a temporary manner, it would conduce to show the Estate to such advantage, as to hasten the Improvements being carried into execution: and it may not be an unfair expectation, that the Parish should contribute towards the expense of the formation of that length of the Road of which they are desirous to derive the benefit, and that the Duke of Portland will, in consequence of this Road being made, resign his Right over other parts of the Estate.

This being at near a Road from the present Church in High-street, and from the intended Chapel on the South side of the New Road, to the new Burial Ground, as can be obtained; and as the Parish may now, or hereafter, be desirous of having a Plot of Ground allotted to them upon the Marybone Park Estate for a new Church, we think we have fixed upon a site

No. 12. A. in reference to the Plan for Building, where it would be at once ornamental, conveniently situated to the New Road and the new Burial Ground, and at the same time finisely placed in respect to the aspect of the Park itself.

8.—We have replied to this head of inquiry, under the first article of our Report, persuaded that the Northern part of the Estate will be most advantageously disposed of for Villas, having each an Allotment of from two to five, ten, or a greater number of Acres, and if this cannot be effected, then we are of opinion, that

9.—PLANTATIONS may be made upon parts thereof, with Trees best suited to the Soil (of which we do not pretend to be adequate judges); but doubtless these Plantations may be made to be not only ornamental but profitable. Timber Trees would in a few years rise, to a break off the North winds materially, and if a portion of oak and fir trees should become defence of crossing a handsome residence on the Northern part of the Estate, at the extremity of one of the chief avenues from South to North, he would be glad to have it backed and sheltered by such Plantations, and to have scope sufficient for laying out suitable Pleasure Grounds and Gardens round his House.

10.—We have, in forming our opinion on the matter before us, perused the suggestions of the late Mr. Fordey, in his correspondence with the Treasury, and have endeavoured to profit by the comprehensive view he took of the subject. The steps that have already been taken by the Proprietors of the surrounding Lands on the East and West, necessarily confine the improvements we may suggest to the immediate Property of the Crown; but by preserving a Road having upon the outskirts of the Estate, communications over the Lands may heretofore made at any parts found desirable by the Crown and the Proprietors thereof, at heretofore situated to, and we conceive it will no doubt be their mutual interest, eventually, to have such an understanding with each other.

11.—We have also considered the subject of the erection of a Barrack, for which about 27 Acres of Ground is said to be requisite, within the Walls. We have disposed them in our Plan (strictly according to the Outline and Dimensions for them delivered by the Barrack Department,) towards the Western boundary of the Estate, which appears to us upon the whole the best calculated for this purpose, under the imposition that Upper Baker-street will in all probability eventually be opened to the Crown Land; and if so, it is the situation of all others the best in reference to their contiguity and easy access to the Park; and that the Land in that quarter will not be so readily disposed of for building, as the land towards the centre of the Estate. But we cannot but express our apprehensions, that if a Military Barrack be erected as proposed, it will have the effect of depreciating the value of the building Ground near it, although for the purpose of direct communications from the proposed Barrack to the Park, we have in our Plan designed the front of it, with its Court Yard, to be towards the East, and opening upon Upper Baker-street, continued; it may, upon the whole, on account of what we have just stated, be more advantageous to the neighbouring building ground to change the aspect, making the outer Boundary Road the line of communication to the Barrack, though it causes a small increase in the distance.

12.—Agreeably to your further directions to us by Mr. Pillar's Letter of the 22d February last, we have considered what annual Rent ought to be paid by the Commissioners of Barracks for a Lease of 99 years, of the Land thrown upon our Plan to be appropriated for the site of the intended Barrack; if it should be deemed advisable that any should be erected on Marlboro Park, to consist of 27 Acres, according to the Plans transmitted to us with Mr. Pillar's Letter of the 1st of February, calculating the amount of such Rent, with a view to the probable increasing value of the Ground; and we think that, besides the 27 Acres requisite within the Boundary Walls of the Barrack, there should be an Allotment for a Belt in front and at the North and South ends, of about 3 Acres more, making in the whole 34 Acres, in order to detach the front wall a little from the Road, and to afford Plantations against the Northern and Southern Boundaries, to secure from the Heights that may front thereon the immediate view over the buildings, which we think the Barrack Commissioners should lay out accordingly; and we are of opinion that 25s. per acre per annum will be a fair Rent to require for the Ground for the first three years, and at 30. per acre per annum for the remainder of the term, taking

* *Ibid.*, p. 22. the probable increasing value of the Ground into our view.*

13.—We have, agreeably to the further directions of the Board, considered the making immediately a Coach and Horse Road, with a raised Footpath by the side of it, quite round the Estate, which we think should altogether comprise a width of 27 feet, out of which the raised Footpath should be 7 feet, and in respect to the sort of Fence to be made on the sides thereof, we imagine, on the outside next the proposed Belt or Plantation, a Ditch and Bank will be sufficient, and on the inner side (where we recommend the Footpath to be) we add a common Fence of posts and single rail, by which the Meadows will be provided; and we are of opinion such Road, Footpath and Fence, to be continued entirely round the Estate, will cost about £6,000, using the materials for the Road that may be found upon the Ground, of which we have reason to believe a sufficiency may be procured. Our Estimate of the Coach Road of the same width, with a Footpath in like manner, from West to East, and a post and rail Fence outside side thereof, is at £2,200.

The

The other Grofs Road which we are desir'd to estimate, we have taken upon the line of No. 12. A, Upper Harley-street, and we are of opinion such Grofs Road, to be formed similar to the above-mentioned, with a Fence on each side, will cost £1,900.

14.—In respect to a general Estimate of the manner in which the perfect Grofs Rents amounting to £5,183. 0s. 6d. may be maintained or increased during the execution of the improvements, we observe, from the Abstract of the Rents, that the sums derived from the Buildings form £1,337. 17s. of the gross sum; but we presume these Buildings much, in a very short time after the improvements are begun upon, be cleared away. We therefore propose, as the best mode of maintaining and somewhat increasing the perfect Rents, that a Rent of £9 per Acre may be laid upon the whole Estate, to commence immediately, being only an increase of £2. per acre per annum on the perfect Grofs Rents, which, with the perfect Rents on the buildings to be received during the time they may with propriety be kept up, and the value of the materials of the same to be received when it is found necessary to clear them away, will not fail to prove at least an equivalent Rental.

15.—We have further to observe, that as we propose the Rent of £9. per acre to commence immediately, we think that the ultimate Ground Rents for Buildings cannot be expected to take place with the Builders on speculation until the 8th year after the term of the Leases shall be respectively agreed upon.

We were desir'd to include in our Report any information we might be able to obtain in respect to the Canal, that was suggested some years ago to be carried from that at Paddington to the London Docks; we believe the Scheme has been entirely abandoned. We have endeavored to get a Plan of what was then intended, which we have not been able to effect; but we understand it was a Scheme that neither the late Surveyor General, Mr. Henson, or Mr. White, countenanced, according to a Plan and Section they then inspected.

We beg leave in concluding this Report to observe, that we have taken our ideas for building over the major part of the Ground at right angles, in preference to disposing them in circular or octangular figures, upon a principle of greater general convenience, and much less expense in erecting, finishing and furnishing; and we conceive that from the arrangement of the Plan, by which a continuation of all the principal Places or Streets on the South side of the Road is preserved, a cheerful and open aspect will be produced through the whole Estate, and that the proposed mode of covering the Ground will be found equal, if not preferable, to any other similar superficies in London or its vicinity already built upon; and is not only calculated to meet the views and taste of those who are most likely to reside upon it, but equally desirable for the health, comfort and convenience, of an extensive Metropolis, and productive of a very large increase of Revenue to Government. We also further conceive, that the importance of these views will be experienced from the instrument they are likely to hold forth to the Public in the disposal of the Ground; and, that by rendering the Plan a popular and general improvement, a benefit will be bestowed upon the Community.

Thos. Lortson.

Thos. Clowson.

To the Commissioners of His Majesty's Woods,
Forests, and Land Revenues,
4th July 1811.

ESTIMATE.

* Supra, p. 84.

PIOTS numbered.	GROUND RENTS, per Acre.
1. 1. 1. = - - - - -	£. 954 ———
2. 2. = - - - - -	1,274 ———
3. 3. = - - - - -	1,170 ———
4. 4. = - - - - -	1,170 ———
5. = - - - - -	674 ———
6. = - - - - -	458 ———
7. 7. = - - - - -	1,184 ———
8. 8. = - - - - -	1,437 ———
9. 9. 9. 9. = - - - - -	218 ———
10. 10. = - - - - -	1,335 ———
11. 11. = - - - - -	1,413 ———
12. = - - - - -	804 ———
13. = - - - - -	593 ———
14. = - - - - -	50 ———
15. = - - - - -	784 ———
16. = - - - - -	548 ———
17. = - - - - -	581 ———
18. 18. = - - - - -	1,160 ———
19. 19. = - - - - -	718 ———
20. = - - - - -	15 ———
21. = - - - - -	117 ———
22. = - - - - -	112 ———

No. 12. A.

E S T I M A T E—continued.

PLOTS											GROUND RENTS, per Annum.
numbered.											
	23.	23.	-	-	-	-	-	-	-	-	£45 — —
	24.	24.	-	-	-	-	-	-	-	-	480 — —
	25.	-	-	-	-	-	-	-	-	-	475 — —
	26.	26.	-	-	-	-	-	-	-	-	240 — —
	27.	-	-	-	-	-	-	-	-	-	261 — —
	28.	28.	28.	28.	-	-	-	-	-	-	100 — —
	29.	-	-	-	-	-	-	-	-	-	300 — —
	30.	-	-	-	-	-	-	-	-	-	300 — —
	31.	31.	-	-	-	-	-	-	-	-	120 — —
	32.	-	-	-	-	-	-	-	-	-	1,258 — —
Barrack -	33.	-	-	-	-	-	-	-	-	-	975 — —
Total											£23,005 — per Annum

The Lessor bearing the Expenses of Paving, Draining, and forming Sewers.

Thos. Lovett.
Thos. Claxton.

To the Commissioners of His Majesty's Woods,
Forests, and Land Revenues.

4th July 1811.

A DESCRIPTION of the Quality of the SOIL in various Parts of MARYBONE PARK
AND DUFFA FIELD.

Supra, p. 87. The Numbers refer to the corresponding Figures in Red Ink, on the printed Plan marked C.

No. 1.	2. 6. of Mould,	3. 4. 5. of	6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43.	4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43.	5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43.
1.	1. 6. of	D ^a	d ^a	Strong Brick Earth.	D ^a
2.	1. 6. of	D ^a	d ^a	D ^a	D ^a
3.	1. 6. of	D ^a	d ^a	D ^a	D ^a
4.	1. 6. of	D ^a	d ^a	3 feet of mild Brick Earth, then strong D ^a	D ^a
5.	1. 6. of	D ^a	d ^a	3 feet Stoney Clay, below D ^a strong D ^a	D ^a
6.	1. 6. of	D ^a	d ^a	Strong Brick Earth.	D ^a
7.	1. 6. of	D ^a	d ^a	D ^a	D ^a
8.	1. 6. of	D ^a	d ^a	Mild Brick Earth.	D ^a
9.	1. 6. of	D ^a	d ^a	4 feet mild Brick Earth, then strong D ^a	D ^a
10.	1. 6. of	D ^a	d ^a	4 feet D ^a	D ^a D ^a D ^a D ^a
11.	1. 6. of	D ^a	d ^a	Strong Clay, rather Stoney.	D ^a
12.	1. 6. of	D ^a	d ^a	Strong Brick Earth.	D ^a
13.	1. 6. of	D ^a	d ^a	D ^a	D ^a D ^a
14.	1. 6. of	D ^a	d ^a	Mild Brick Earth.	D ^a
15.	1. 6. of	D ^a	d ^a	Gravel, 3 feet deep below D ^a Clay.	D ^a
16.	1. 6. of	D ^a	d ^a	Stoney Clay.	D ^a
17.	1. 6. of	D ^a	d ^a	Mild and good coloured Brick Earth.	D ^a
18.	1. 6. of	D ^a	d ^a	D ^a	D ^a
19.	1. 6. of	D ^a	d ^a	Stoney Clay.	D ^a
20.	1. 6. of	D ^a	d ^a	D ^a D ^a .	D ^a D ^a
21.	1. 6. of	D ^a	d ^a	D ^a D ^a .	D ^a D ^a
22.	1. 6. of	D ^a	d ^a	Mild Brick Earth.	D ^a
23.	1. 6. of	D ^a	d ^a	Gravel.	D ^a
24.	1. 6. of	D ^a	d ^a	Mild Brick Earth.	D ^a
25.	1. 6. of	D ^a	d ^a	Stoney Clay.	D ^a
26.	1. 6. of	D ^a	d ^a	D ^a D ^a .	D ^a D ^a
27.	1. 6. of	D ^a	d ^a	Mild Brick Earth, good coloured.	D ^a
28.	1. 6. of	D ^a	d ^a	Good bright-coloured Gravel.	D ^a
29.	1. 6. of	D ^a	d ^a	Gravel.	D ^a
30.	1. 6. of	D ^a	d ^a	Good bright Gravel.	D ^a
31.	1. 6. of	D ^a	d ^a	D ^a	D ^a D ^a
32.	1. 6. of	D ^a	d ^a	Good bright Gravel.	D ^a
33.	1. 6. of	D ^a	d ^a	Mild Brick Earth.	D ^a
34.	1. 6. of	D ^a	d ^a	Gravel.	D ^a
35.	1. 6. of	D ^a	d ^a	Mild Brick Earth, then Gravel.	D ^a
36.	1. 6. of	D ^a	d ^a	Gravel.	D ^a
37.	1. 6. of	D ^a	d ^a	D ^a .	D ^a
38.	1. 6. of	D ^a	d ^a	D ^a .	D ^a
39.	1. 6. of	D ^a	d ^a	D ^a .	D ^a
40.	1. 6. of	D ^a	d ^a	D ^a .	D ^a
41.	1. 6. of	D ^a	d ^a	Mild Brick Earth, then Stoney D ^a .	D ^a
42.	1. 6. of	D ^a	d ^a	Mild D ^a .	D ^a
43.	1. 6. of	D ^a	d ^a	Stoney Clay.	D ^a

13th March 1811.

T. L.
T. C.

Paper intitled "GRAND JUNCTION CANAL WATER WORKS,"
above referred to, p. 87.

No. 12. A.

BY an Act of 38 George III. cap. 33. the Grand Junction Canal Company are empowered to make Water-works to supply the Parish of Paddington, and Parishes and Streets adjacent with water, and at various times since that year have endeavoured to carry those powers into effect; but in consequence of the unprecedented and unforeseen expences attending the completion of the Canal and its Appendages, the Funds raised by the Proprietors were inadequate.

The period is arrived when the public benefits contemplated by the Legislature can be secured; and in order to facilitate the attainment of them, an Agreement has been entered into between the Grand Junction Canal Company, and certain Individuals, who have subscribed the Money wanted for the purpose, whereby the powers vested in the Company are proposed to be leased to the Subscribers under such regulations as will insure to the Public advantages which they could not otherwise have obtained.

The Works which are now carrying on by the authority of the Grand Junction Canal Company, and under the direction of Mr. Rennie the Engineer, are in great forwardness, the Inhabitants of the different Parishes and Streets will therefore in a very short time be supplied with an abundance of pure and excellent soft water.

This the Subscribers are enabled to do at a comparatively small expence, from the height of their Ground, and its proximity to the Parishes and Streets to be served. From these peculiar advantages, the Inhabitants will with the greatest ease be supplied with Water in the upper stories of their Houses, or other Buildings.

The Grand Main (30 inches in diameter) part of which is now ready for laying down, will convey a body of Water unequalled in the Metropolis, and afford immense advantages in cases of Fire to all the Districts through which the pipes will pass.

The Water will be taken very considerably above all the Wharfs at Paddington; it has been analysed by Mr. Accum, and Mr. Aikin, who have declared it to be most excellent for all domestic purposes; to be also lighter, and contain less foreign matter, than the Thames Water.

The Grand Junction Water-works Subscribers do not apply to Parliament for any new Powers: they only seek a confirmation of their Agreement with the Grand Junction Canal Company.

It is lastly to be observed, that as the Powers for carrying on these Works are already in existence, and are now acting upon, no injury whatever can be sustained by any other Company from the sanction of Parliament to this measure.

Sirs,*

* See p. 12.

IN reply to your inquiry of us, on the subject of Increase of Rental for the Pasture Lands at Marybone, suggested by us in our Report, we have to inform you, that we adverted to the Abstract of the Rental which took place at Michaelmas 1804, now nearly seven years ago; and we reflected that since that period a vast quantity of Land, theretofore employed as Pasture Land, had been taken up for building use, and that a very large extent was at the instant marked out for the same purpose. We remark the Estates of the Duke of Bedford, Lord Southampton, The Foundling Hospital, The Skinnere Company, Mr. Eyre, Mr. Portman, Lord Grosvenor, The Bishop of London, and Lord Cadogan; that in proportion to the difficulty of obtaining Land at the outskirts of the Town for Pasture, convertible into Building Ground, such as may still be employed as Pasture, Land would be the more eagerly sought for, and higher Rents obtained; and independently, that Property of all descriptions had risen materially in value; and we were led from these circumstances to conclude that 2^d s. per Acre, as an average Rent, might at this time be readily procured, more especially as we have been credibly informed that Pasture Land, more suitably situated, has been let at a similar rate.

We are, Sir,

August 1st 1811.

Your obedient Servants,

The Lordess.

The Chamber.

Mr. Piler, Esq.

(189.)

A a

Sir,

IN obedience to your directions, we have surveyed certain Ground and Buildings situate between the North end of the Haymarket and the South side of Oxford Street, nearly in the course of Great Windmill-Street, Little Windmill-Street, Cambridge-Street, and Poland-Street, communicating with Oxford-Street, a Mile to the Eastward of the Pantheon; and extending in a straight line a parallel breadth of about 210 feet average, with a view of opening a broad Street (not less than 70 feet in breadth) from the Haymarket into Oxford Street, and of building suitable new Houses on both sides of such new Street, with Ground Plots about 70 feet in depth, whereby a handsome communication would be made from Westminster Bridge to the northern extremity of the Town, in the direction of Marybone Park. We have estimated the sum we should consider requisite for the purchase of the said Ground and Buildings to make way for this improvement, which amounts to about £100,000. We have also considered the value of the Materials of the Houses and other Buildings which must be pulled down, and the value of the Fee Simple of the Ground, when vacant, for building upon, with Frontages to the proposed new Street; and are of opinion, the Materials and Ground together would produce about £236,000, leaving a deficit of only about £54,000, to accomplish this very desirable object, not only for the public convenience, but also for improving the value of that very extensive Estate belonging to the Crown, called Marybone Park, of which there are but a few years to come of the existing Lease, and when it may be expected very large speculations for Building would take place, upon high Ground Rents, as soon as it were made known that the Ground would be let out for that purpose, as that Estate is peculiarly adapted for the enlargement of that fashionable quarter of the Metropolis.

We take leave to notice, that most of the Buildings now standing upon the Ground over which the new Street is intended to be made, are of very inferior class both as to size and manner of building, and none of them scarcely of modern date; and that there is no public Edifice, or very extensive Building employed in Trade, that would be intercepted, except it be Smeley & Jennings's Brewery, which is altogether very old, and, with some few Houses contiguous, belong to the Crown.

We have the honour to be, Sir,

Your most obedient Servants,

London, December 27th, 1808.

Thos. Lawrence.

John Fordyce, Esq.
Sec. &c. &c.

Thos. Chaworth.

[Here follows Messrs. Lawrence & Chaworth's Plan of Marybone Park.]

PLAN

Appendix, No. 12. (B.)

REPORT of Mr. John Nash, Architect, in the Department of Woods; with Plans for the Improvement of Mary-le-bone Park.

To the Commissioners of His Majesty's Woods, Forests, and Land Revenues.

MY LORDS, AND GENTLEMEN,

I AM honoured with your commands (as one of the Architects and Surveyors to the Department of Woods and Forests,) to survey the Crown Lands of Mary-le-bone Park, and after considering the several documents communicated to me, I am desired to report to you my opinion, first, as to what appears to me the most advantageous and eligible method of letting that Property, for what term of Years, and how subdivided, so as to produce the greatest present yearly Rent, the progressive increase of that Rent and the largest permanent value to the property, on the ultimate result of the improvement which I shall propose; always having in view the beauty of the Metropolis, and the health and convenience of the Public; and I am desired to consider, in the event of recommending the formation of Streets and Squares, the general Fall of the Land from North to South, as facilitating the construction of Sewers and Drains, the nature of the soil for the purpose of making bricks, and of the means of an ample supply of Water from the higher grounds; and having weighed all these circumstances, I am desired to accompany my Report with a detailed Plan, and full explanations of the distribution of the Ground, so as to unite the objects of present and growing Improvement in point of Revenue, with the advantages of forming a handsome, elegant, and commodious addition to the Metropolis of the Empire, such as the peculiarly fortunate position of the ground seems naturally to suggest; and which may with propriety be expected on such an appropriation of property belonging to His Majesty. I am further desired to consider the subject as connected with the measure of a new convenient communication by means of a broad street in a direct line from about Charing Cross to the Southern boundary of the Estate in question; and I am desired to suggest such plan or plans as shall seem to me most eligible and most practicable for opening such a communication, together with an Estimate of the Expense of making it in the first instance, and the manner in which such Expense might in the whole, or in part, be afterwards made good to the Public; and I am also desired to consider the subject on the supposition that forming such a communication may not for the present be found practicable or expedient. I am further desired to procure information, and state the methods which have been pursued with regard to improvements of a like nature by the Dukes of Bedford and Portland, Lord Camden, Lord Southampton, Mr. Portman, and others, on whose adjoining property extensive Streets and Squares have been recently formed; and as the great additions, made forty years ago, to the City of Edinburgh; and at a more recent period to the City of Bath. I am also desired to consider on the improvements already made, and in contemplation, on the adjoining estates of Lord Southampton and Mr. Portman; and to concert measures with them, if I should think a more advantageous plan could be formed by so doing: I am also desired to consider on the supposition that the Northern part of Mary-le-bone Park may be located at too great a distance from the present boundary of the Town to render it probable that Streets and Squares, and Dwelling-houses, for a considerable length of time, could be established there, whether it might not be an advantageous and probable mode of laying out some of that portion of the Estate to divide it into small allotments of from Five to Ten Acres each, and let them for the purpose of forming Villas for such Individuals as might be disposed to undertake them, to be refundable as opportunities might occur of extending the projected Streets, &c. over the whole or part of that portion of the Estate; and whether such portions of the Estate as might not be suitable for such Villas might not be planted with Timber, which, till it had grown to maturity, might be so disposed as to shelter the neighbouring houses and buildings from the North and North-east winds; and, lastly, I am desired to give particular attention to the suggestions of the late Mr. Fordyce on this subject, in his correspondence with the Treasury, and Reports to Parliament, and their Appendices.*

Extra,
Appendix,
12 Q.

*Supra, p. 151

IN obedience to the preceding commands, I have surveyed the Estate in question, have ascertained the several Levels of the Ground, and corrected those of the Crown Map, which I found very erroneous. I have ascertained the Levels of all the different Streets between Mary-le-bone Park and the River Thames, for the purpose of drainage, and surveyed the existing Sewers; and having also maturely considered the suggestions of the late Mr. Fordyce, contained in the several documents laid before me, I beg leave, my Lord and Gentlemen, to submit to your consideration the following Report, accompanied with explanatory Plans, Designs, Estimates and Calculations, as the result of my judgment and opinions on the subjects referred to me, in which will be found, digested and connected, all the matters contained in your Instructions and in the suggestions of Mr. Fordyce.

(119.)

B b

Map

No. 12. (B.) Mary-le-bone Park lies on the North-west boundary of the Town, abutting South on the New Road from Paddington to Ilkington, and part of it advances Southward of the New Road to the ends of Portland-place, Harley-street and Portland Road, all which parts of the Town have long since been built up to the Southern boundary of Mary-le-bone Park,—Lord Southampton's Land lying between Mary-le-bone Park and Tottenham-court Road, and the Land between Mary-le-bone Portland Colliery Town form its Eastern boundary. Camden Town is already built, as is also a considerable length of the West side of Tottenham-court Road, and the remaining length is left for building. One of the West side of Tottenham-court Road and Camden Town, streets are forming in a direction towards the boundary of Mary-le-bone Park, so that in a very few years Mary-le-bone Park will, on the whole of the Eastern side, be enclosed by buildings. The Western side of Mary-le-bone Park is bounded by Mr. Portman's Lands nearest the New Road, and afterwards by those of Mr. Eyre; these Lands at present are not built upon, but they are offered for building, and a very considerable part already taken, so that in contemplating Mary-le-bone Park it will be proper to consider it as enclosed on three sides by buildings. The Northern boundary is an End belonging to the Duke of Portland to the Westward, and on Lord Southampton's Land to the Eastward, and immediately North, by College Lane let to Mr. Esle. The Northern boundary lies open to Hampstead and Highgate; and, great as the speculations in building are, the period must be very remote when Mary-le-bone Park shall be enclosed on its Northern side. The Houses forming the streets abutting on the Southern boundary of Mary-le-bone Park, such as Baker-street, Nottingham-street, Nottingham-place, High-street, Devonshire-place, Harley-street, and Portland-place, are of the general class of houses occupied by the Gentry of the Metropolis. Portland place is the most magnificent street in London; and, in point of breadth, Devonshire-place and Baker-street are next in rank.

These three streets, therefore, should be the Lines of Communication with the Lands of Mary-le-bone Park, and of their connection with the Town. The New Road seems to be at present the boundary of speculation in buildings of any consequence; beyond which, houses of cheap rent have become the object of builders; and the principle of speculation is to take large tracts of ground by the Act, and to crowd on many streets and lanes into it as they can, in order to create to many feet level, to underlet for building; and the fruit of the speculation is the sale of the increased Ground-rents. These houses are therefore of the meanest sort, are built of the worst and lightest materials, and but for their dependence on each other for support, would, many of them, not stand the term of their Leases; and a Proprietor of Land, who lets his ground for the building of such houses in the expectation of a valuable estate at the termination of the Leases (as Lord Grosvenor has fortunately experienced) will find his Land encumbered with heaps of ruins, as old expiring Leases, where the buildings have been of that light and mean sort, every where show; and even in the case of the better and more substantial houses, such as are seen on Lord Grosvenor's Property, (if the waste measure of renewing the Leases before the original terms expired had not been taken,) his Lordship would have found a very different Estate, for the buildings were running fast into decay; and unless some such step shall be taken by the Duke of Bedford, and the Trustees of the Foundling Hospital Land, they will find at the expiration of the Leases that the numerous houses built on their Land, so far from having increased the value of their Estates, will be encumbrances to themselves, and a disgrace to the Metropolis. Nothing but defence against weather will be the repairs done by tenants within the last 20 years of their term; and the neglect of repairs accelerates the destruction of buildings; the materials themselves wear out as a long train, and require not only repairs but restoration. Houses inhabited by the first classes of society last longer, because their tenants and owners require that their houses should be kept clean and renovated; and the changes of fashion occasion so many alterations, that the houses of the first classes may be said to be rebuilt more often during the term of a building lease; but in meaner buildings, such as are about to surround Mary-le-bone Park, there will not be the ability or the inclination to preserve them by such means; and nothing so much accelerates the natural decay of buildings, as allowing them to be neglected in details or timely repairs. The houses of the lower order of people are therefore more liable to decay than those inhabited by the higher classes. Mary-le-bone Park and the lands around it form the beginning of the slopes of the high grounds of Hampstead and Highgate, which overlook the Town; and it is to be lamented that houses of such a mean sort as have been built at Somers Town, and are now building on Lord Southampton's ground, should disgrace this Apex of the Metropolis, particularly as there is sufficient space on the lower grounds for any increase of buildings required for the lower classes; and it is demonstrable that Lord Southampton, Mr. Portman, Mr. Eyre, and the Duke of Portland, are not advancing their best interests in permitting their grounds to be covered with such buildings.

The best-built part of that quarter of the Town is comprised between Baker-street Westward, and Portland-street Eastward; Mary-le-bone Park very fortunately lies immediately behind these Streets, and the Crown has therefore the power of preserving that best built-part of the Town from the annoyance and disgrace which threaten it on either side, and of establishing a beautiful termination to that elevated and conspicuous Boundary of the Metropolis.

The artificial causes of the extension of the Town are the speculations of Builders, encouraged and promoted by Merchants dealing in the materials of Building, and Attorneys with unscrupulous Clients facilitating, and indeed putting in motion, the whole system, by disposing of their

which Clients Money in premature Mortgages, the sale of improved Ground-Rents, and by No. 13. (B.) numerous other devices, by which their Clients make an advantageous use of their Money, and the Annuities create to themselves a lucrative business from the Agreements, Assignments, Leases, Mortgages, Bonds, and other instruments of Law, which become necessary throughout such complicated and intricate transactions. It is not necessary for the present purpose to enumerate the bad consequences and pernicious effects which arise from such an unseasoned and forced enlargement of the Town, further than to observe, that it is the interest of those concerned in such Buildings that they should be of as little cost as possible, preferring an unattractive exterior, which Parker's Streets, coloured Bricks, and Balcornies, accomplish; and a fashionable arrangement of rooms on the principal floor, embellished by the Paper-hanger; and a few finely marble chimney-pieces, are the attractions of the interior. These are salient allurements to the Public, and ensure the sale of the Houses, which is the ultimate object of the Builders, and to this every thing out of sight is sacrificed, or is no further an object of attention, than that no defects in the construction and substantial parts shall make their appearance while the Houses are on sale; and it is to be feared, that for want of such artifices, which confine the strength and permanency of Houses, a very few years will exhibit cracked walls, swagged floors, bulged fronts, cracked roofs, leaky gutters, leaky pipes, drains, and other ill of an originally bad construction; and it is quite certain, without a renovation equal to re-building, that all these Houses long, very long, before the expiration of the Lease, will cease to exist, and the revolutionary State the Proprietors look for will never be realized, as it is not till the end of the Builders term that the Proprietor of the Fee will be entitled to the additional Ground-Rents laid on by the Builders. It is evidently, therefore, not the interest of the Crown that Mary-le-bone Park should be covered with Buildings of that description; and consequently that it is not to the mode of letting out the Ground by the Acre for holders to seek their profit by sub-dividing it into such Streets as will best answer their speculations, however large the amount of the Ground-Rents which Builders lay on may appear on paper, and in the course of time perhaps be realized by them, upon the supposition that those Ground-Rents would revert to the Crown. Such is the price of labour and materials, that Builders on speculation cannot erect Houses capable of enduring a building term of 99 years, or even 61 years, and therefore those Ground-Rents will not be realized by the Crown. So precarious is the value of Houses from the change of fashion only, that those which were not quite out of fashion last year are abandoned, for those which are something more characterized by the newer fashion of this; and nothing is more common than to see old Houses covering large spaces of Ground, with ample Yards and Offices, and most substantially built, deserted for Houses slightly built on contracted spots, and with small and inconvenient Offices, on no other account than that the latter have the polish of newness, and fashion, and that the former are clothed in the respectable garb worn 40 years ago. If this is true with regard to Houses of infinitely more intrinsic value, what will be the fate of request 40 years hence, of the light and finely Buildings of which the modern enlargement of the Town is composed, may be very easily imagined. It is therefore recommended, not to trust to those forced and unnatural means of procuring Buildings to be erected in Mary-le-bone Park, but to advert to the advantages and circumstances belonging to the place itself, and to advertise and improve those, and to endeavour to create such others as are obviously the motives of operating on the wealthy part of the Public in the choice of situations for their Houses, or which shall hold forth advantages to the indolent and inferior classes.

The parts of the Town which the great and opulent prefer, are the West side of Arlington-street, the upper end of Piccadilly, Park-lane and Grosvenor-place; not because those Streets are nearer the Court or Houses of Parliament, for Pall-mall, St. James's-square, and many other Streets, are still nearer, and the Houses as respectable; but because those situations look into Hyde Park, the Green Park, and the Queen's Gardens; even the Streets in the neighbourhood of the Parks participate in that influence; and those immediately behind Park-lane, though many of them are of inconvenient and circuitous access, are preferred to handsome fronts and better houses farther removed from the Parks. Grosvenor-square on this account is preferred to Cavendish-square, Berkeley-square, Hanover-square, or St. James's square; such are the attractions of open space, free air, the scenery of nature, and the means which the Parks afford for House-exercise, for walking, and for riding in Carriages; and although the houses of Grosvenor-place have a dusty road in front of them, a Temple to pass through, and the lower rooms looking against a dead-wall, with all its attendant annoyances, it is quite sufficient that the upper Apartments look into the Queen's Garden. Many of the Houses in Park-lane have a like dead-wall before the lower Apartments, and chiefly in the upper part of Piccadilly, (except where iron railing has been substituted) have not only a dead-wall to look against, but the noise of the Carts, Waggones, Stage Coaches, and other Carriages of one of the most crowded outlets of the Town, to endure. The fine inducements of free air, open space, and scenery of nature, are then operating on the less elevated classes of Society. Square-street, when it was first built, had an open field to look into, and the Houses were ranged at distances from each other; and though attended with many disadvantages, such as distance from Town, the unfinished state of the Street, the loneliness of the situation, and many others, yet the Houses were not only hired, but many of them purchased as soon as they were built; and as the spaces between the Houses were filled up, the situation became more in request, and the Houses increased in value, until that immense line of Country residences was formed. In the like manner, and from the same inducements, handsome Houses are

form.

No 12. (B.) been built and building on the sides of all the Roads near the Metropolis, wherever there is an open field or a garden to look into; but in the course of time those situations are deprived of those advantages, by the fields and gardens over which they look being all built upon, as in St. James-street and other places: Before that happens, however, the Houses are sold to those who inhabit them, and who on that account are fixed to the spot; and a good neighbourhood becomes the substitute for the loss of open fields and gardens.

The principles on which this Report, and the designs accompanying it, are formed, and the objects proposed to be obtained, are, that Mary-le-bone Park shall be made to contribute to the healthfulness, beauty, and advantage, of that quarter of the Metropolis; that the Houses and Buildings to be erected shall be of that useful description, and permanent construction, and possess such local advantages, as shall be likely to assure a great augmentation of Revenue to the Crown at the expiration of the Leases; that the attraction of open space, free air, and the scenery of Nature, with the means and invitation of exercise on horseback, on foot, and in Carriages, shall be preferred or created in Mary-le-bone Park, as allurances and motives for the wealthy part of the Public to establish themselves there; and that the advantages with the circumstances of the situation itself present shall be improved and advanced; and that markets, and conveniences essential to the comforts of Life, shall be placed in situations, and under such circumstances, as may induce Tradesmen to settle there.

It is proposed that the two principal Entrances into Mary-le-bone Park shall be Portland-place and Baker-street; that Portland-place shall be continued in the present direction, and of the same width, for the length of fifty yards Northwards into Mary-le-bone Park; that Baker-street (widened to the same breadth as Portland-place) shall also be continued Northward to the same distance, and that the extreme ends of those Streets shall be united by a Cross Street. The whole Area enclosed by those Streets (which will contain a space considerably larger than St. James's and the Green Parks put together) is proposed to be laid out and planted as a Park, and appropriated to Houses of the first magnificence, for which reason there will be no other access to them but Portland-place, Baker-street, and a Street opposite Devonshire-place; and to disguise the appearance, and to prevent the impression of having crossed the New Road, it is proposed that the field immediately adjoining the end of Portland-place, together with the like quantity of the field beyond the New Road, shall be converted into a large Circus, the intervention of the Plantation in the Area, within the railing of which Circus, and the continuation of the Street all round, will effectually connect Portland-place with Mary-le-bone Park, without producing the least sensation of having crossed the New Road. This Circus will enclose an Area equal to that of Lincoln's Inn Fields, and be in unison with the magnificent scale of Portland-place.

In the centre of the Park, on the summit of the rising ground from which it falls on every side, it is proposed to erect another Circus, with the fronts of the Houses looking externally over the Park which surrounds it; and round the Circus to be formed to make a circular Road, separated only from the Park by a Haha, or funk fence, such as divides Kensington Gardens from Hyde Park; the circumference of the Road will be 3-4ths of a mile. Within the external curve of houses an inner Circus is proposed to be formed, of equal magnitude with that proposed at the end of Portland-place. The Park may be embellished with a Lake of Water in the form of a River, equal in magnitude to the Serpentine River in Hyde Park, the shape of which, by the declination of the varying surface of the Ground, will assume the form shown in the Plan.

At the upper part of the Park it is proposed to make a Canal or Basin of Water of the length and breadth of that in St. James's Park, and round the sides of the Canal to form three Terraces of Grass, the Upper Terrace being the Street, with easy slopes of Turf between, and rows of Trees regularly planted, forming Avenues to the Terraces. The Canal or Basin to be surrounded by a flower beduistade, and fed from the Spring on Princess's-hill, through an ornamental Fountain erected in the centre of the Canal; those Promenades, and that style of decoration, will be novelties to the Metropolis, and the houses which surround the Terraces will also participate in the Scenery of the Parks behind them. A Square is also proposed to be built on the South side of the Park, immediately beyond the New Road, of the size of Russell-square (the largest in London) with a Street at each end, of the same breadth as Portland-place, leading to it. The Houses on the North side of this Square and Street will enjoy the Scenery of the Park, as will also the two great Streets which surround the Middle Park.

The houses before described, and the Park which they enclose, are situated in the middle of Mary-le-bone Park, and occupy 250 Acres, leaving 250 Acres round them, which it is proposed to appropriate in the following manner. A circular Road* to be made round the boundary, leaving a breadth of 200 feet next the boundary line for buildings; the Road to be 50 feet wide, and the remaining ground in front of the Road to be laid out and planted as Lawns or Parks; the Road to be separated from the scenery only by a funk fence, as before described, affording to the houses that may be built on the ground between the Road and the boundary line Views over those Lawns or Parks; and it is proposed, that those who are tempted to build or purchase houses by the sides of the daily roads at the Outlets of the Town, for the sake of looking over fields or gardens, often naked and without Trees, with the wretched apprehension of those fields and gardens being all covered with buildings, and their prospects destroyed, will prefer to establish themselves by the side of a Road faced with such

designed

* *Infra.*

desired Scenery, as it is proposed to make round Mary-le-bone Park, and which will be continually improving as the Plantations flourish, and of the view of which their houses cannot be deprived. At the Westernmost part of the circular Road the ground to be planted is so broad as to admit of two Courses of houses, each fronting the most beautiful part of the Scenery, each Cottage having a foot of Park of its own in front, and the water which adorns it full of variety; besides the beauty of such a Road and Scenery, it will form a Ride or Drive, three miles in length (besides the circular Road in the interior of the Park before described), a circumstance which none of the old Parks possess; and when all these attractions and advantages are considered, it is reasonable to hope may be ascertained that the great and opulent will settle here in preference to the present crowded spots in the vicinity of the old Parks, particularly if the grand approach from the Houses of Parliament, Courts of Law, and State Offices in Westminster, to Portland-place, hereinafter recommended, should ever be accomplished; for then Mary-le-bone Park will be brought as near by distance, and nearer by time, to those places of constant resort, as either Hyde Park or Grosvenor-place, and the grandeur of the access, and the vicinity of the Green, will all be additional inducements to the wealthy who seek for residences where there is Country Scenery, to establish themselves on the sides of the circular Road.

NOTE (F.)

The interior and exterior Parks are proposed to be let in parcels of from Four to Twenty Acres, for the purpose of building Villas, and so planted that no Villa should see any other, but each should appear to possess the whole of the Park; and that the Streets of Houses which overlook the Park should not see the Villas, nor one Street of Houses overlook those of another Street.

After having thus transferred to Mary-le-bone Park the allurement which are the obvious motives of the preference given to the favourite spots of residence in the neighbourhood of the Parks, and to other favourite situations on the skirts of the Town, it remains to consider and take advantage of the local circumstances favourable to improvements suggested by the place itself.

The first of these is the intended Navigation between the Grand Junction Canal at Paddington, and the River Thames below London Bridge, by the extension of that Canal at the back of the Town through Milingon, to the Thames, below London Bridge, a Subscription for which has been entered into, and an application intended to be made to Parliament in the ensuing Session. The line of that Canal will be across the ground of Mary-le-bone Park, in a North easterly direction; and it is proposed to take advantage of that Canal in the formation and supply of the Ornamental Water which is to embellish the Parks, and to carry a lateral Cut, just before it leaves Mary-le-bone, in the direction and reach as far as the New Road, a few yards to the East of the point where Portland Road enters the New Road, at which place the proposed lateral Cut will terminate in a large Basin.

The advantages of this Cut are obvious; it will bring the produce of the country, and the articles which the Sea and Thames supply, at a cheaper rate to the most central situation of that populous neighbourhood, and ground which Basin it is proposed to establish a Market, as large as Covent Garden Market, for the supply of Vegetables; also a Hay and Straw Market, as large as that at the end of Piccadilly, a Cattle Market, and Corn Exchange, as in the City; Coal Wharfs and Coal Exchange; a Meat and Poultry Market, and Butter and Eggs Market, on extensive scales; all of which will be supplied by the easy and cheap means of Water Carriage. On the sides of this branch of the Canal will be established Wharfs for Timber, Lime, Stones, Manure, &c. and on each side a row of Houses for those employed in the commerce of the Canal. By this Cut all the conveniences of life will be brought home to the doors of those who establish themselves on the Lands of Mary-le-bone Park, and the Restriction arising to the Corporation property in circumstances will not only be great but permanent, the sources from which it arises being identified with the comforts and necessities of the Public.

Another advantage which the locality of Mary-le-bone Park presents, is the means of making a new way to Hampstead and Highgate from every part of the Town West of Portland-Street, than by Tottenham Court or any other Road, namely, by continuing Portland-Street, in its present direction through Mary-le-bone Park to its Northern extremity, from which a very direct street made through Lord Southampton's Land would enter the great Road at Mother Red-Cap's, where it divides, and branches off to Highgate and Highgate. The thoroughfare of such a street would be an inducement for people to build on it. The space which would be left between that street and the backs of the houses on the West side of the Commercial Cut, might be laid out in Streets for the habitation of those connected with the Markets, or for tradesmen, and others who should find it their interest to settle in the neighbourhood of (it is to be hoped) so much splendour and so much commerce.

By inspecting the Plan, it will be seen that neither the Commercial Canal, nor its Wharfs, nor the elongation of Portland-Street, as a new way to Hampstead and Highgate, nor the Markets,

(189.)

C c

No. 12 (B.) Markets, nor the Streets between the Canal and Portland-street, incommode or interfere with the privacy and rural Scenery of the proposed Parks, or circular Roads; the Street continued from Portland Road cutting off all communication between them. From the Commercial Canal several lateral Streets are proposed to be formed, to connect with Streets that are made, and others that are making, on Lord Southampton's Ground, and in Somers Town, which would be to many Roaders and outlets for the Commerce on the Canal. Convenient situations for Taverns, Inns, Alshouses, Livery Stables, &c. are provided in different locations on the Plan. The public Houses, the fronts of large Villas, public Buildings, and Churches, are placed so as to terminate the Villas of Streets, or embellish the Squares and Circles, and to enliven the Scenery; and it would be particularly appropriate to place in the Area of the double Circus, on the high ground where William's Farm-house now stands, a public Building to receive the Statues and Monuments of great and distinguished Men, as the Dome of such a Building would rise above the Houses, and form the grandest Apex possible to the whole Scenery.

Such is the general description of the Plan recommended for the improvement of the Revenue arising from the Lands of Mary-le-bone Park; founded, not on a forced augmentation of the Town by the precarious and generally ruinous speculations of adventuring Builders, but on principles which may be reasonably expected to operate on the inclinations of the Public, and produce an Estate, the Revenue of which are likely to be permanent.

The way in which Builders would lay out the Ground according to the method made use of by them, as seen in the numerous existing Streets and Squares, would be to continue the several Streets of Baker-street, Nottingham-street, High-street, Devonshire-place, Upper Harley-street, Portland-place, New-street, Chalk-street, Portland-street, and Norman-street, in their present direction Northward to the extremity of Mary-le-bone Park, and cross them by a continuation of the new Streets forming in Somers Town and Tottenham-court Road, with the usual intervention of Squares, Crescent, and Circles, Alshouses, Taverns, and Stable-yards; but there would be no other means of carrying such a Plan into execution but by the precarious funds, and through the medium, of speculating builders; and when the extent of ground to be covered with Houses and Streets is considered, the probability is, that so vast a scheme, by such means, is impracticable; but admitting its possibility, the improved Ground Rents would not in the first instance belong to the Crown, but to the Builders, to whom the Crown must let the Ground by the Acre, or otherwise, at low rents; and what such an Estate would be at the end of the term, has been before described.

A Plan, No. 1, accompanies this Survey, showing the Streets, Plantations, and Water; also a View of the Parks from the main circular Road, and one of the inner Park from the circular Road round the double Circus; and in the Appendix, No. 1,* is a calculation of the Revenue immediate, and in Reversion, to be expected from Mary-le-bone Park according to this Survey.

* Page 109.

It appearing to be the opinion of the Board, that the Canal from the Paddington Canal to the River Thames, would be objectionable if it passed through the Parks, as in the Plan just described, a second Plan has been formed,* No. 11, which proposes to convey it on the outside of the centre or principal Park, and to admit no Water into that Park but for the purpose of ornaments. To effect this, it was necessary to omit the Canal, with its Terrace at the upper part of the Park, and to substitute a Square and Circus in its place, and to bring the great double Circus in the centre of the Park nearer the New Road, which occasions the omission also of the Street and Square between the double Circus and the New Road; and the Commercial Cut to be made from the Canal, for the purpose of supplying the Markets, is carried on the outside of the circular Road instead of the inside. The advantages of that change will be, that the Commercial Cut can connect with the Boundaries of Mary-le-bone Park, and the Streets forming and to be formed on the adjoining Lands, without interfering with the circular Road; and it will be seen that the circular Road in the last Plan will enjoy more extent of Park Scenery than in the former. It will however be more expensive to carry the Canal through the Park, as in the last Plan, than it would have been as in the former, and the Canal and Terrace at the upper end of the Park would have been a grand and novel feature in the Metropolis; and many Parkers would consider the circumstance of Boats and Barges passing along the Canal as enlivening the Scenery, provided the Burgesses, or People from the Boats were prevented landing on the Parks, and which might be done by fencing out the Towing-path on one side, and by stakes in the Water on the other.

But, to realize the effects described, it will be necessary to form the Roads and plant the Parks; they would then immediately become Rides and Drives to those of the Public to whom it should be thought proper to give keys; the effect of the whole would be immediately firm, and its allurements and inducements for its motion, and which would increase as the Plantations grew, and the Scenery improved, inasmuch, that if they could be even shut up for a time, the situations for Buildings would so much advance in value by the Improvements of
the

the Scenery, that a greater Revenue would be produced than if the whole of the Ground No. 12. (B.)
intended for Building could be let in the first instance.

And, if the spots on which the houses forming the streets are proposed ultimately to stand were also planted with such Trees as would be saleable at every period of their growth, these Trees would when sold produce a greater Sum than could have been produced from the Ground let in any other way; nor would it be necessary (if such Trees were planted) that when a Street of Houses should be begun, the whole line should be completed; a single house might be built in any Street without injury to the general effect, by taking down only such Trees as would be necessary to make room for that particular house; and by those means, however slow the progress of forming the Streets might be, the Scenery would not only at all times be complete, but improving in beauty; and until the Ground forming the Parks should be let for building Villas, the Fences would form Enclosures to the different Spots, which might in the interim be let for Grazing, for Nurseries, and such other temporary purposes. Nor is it meant that the money to be let out in forming the Roads and Fences should be sunk, or ultimately forfeited, but that every individual who may take the Ground shall pay for so much of the Road and Fence opposite to him as the front of his house occupies, according to the original cost of it to the Crown; and the Proprietors of the proposed Canal will purchase and pay for so much of the ground as they use, which will produce an immediate fund for making those Roads and Fences; and a further Sum by way of fine may be raised from the Barrack Board for the Ground required by them. The ornamental piece of Water, which is also recommended to be made in the first instance, would be destroyed by the value of the Brick-Earth which the forming of it would produce. It is also recommended, that such Trees which are permanently to remain in the Parks should be planted for the purpose of concealment of the houses from each other, which will produce the effect of landscape shown in the perspective Drawings which accompany this Report, and the expense of which would also be refunded by those who should take the Ground of the Park for the purpose of building Villas.

If those Roads, Water, and Planting could be accomplished in the present year and the Spring of the next (and they might easily be accomplished), there is every reason to expect that before the expiration of the following year all the Parks would be taken for building of the Villas; and if the Canal and Commercial Cut were formed, the Wharfs and Sites for the Markets would immediately let. The Plan of the Road and Plantations here recommended is marked No. III, and an Estimate of making and gravelling the Roads, and planting and forming the Parks, will be seen No. 1, in the Appendix.*

* Page 111.

Pursuant to the directions I have received to make provision on the head of Mary-le-bone Park for the reception of a Barrack, according to a Plan transmitted by the Barrack Board for that purpose, such a Barrack makes part of the Plan proposed, and is placed where it will not interfere with the principles on which the general arrangement for laying out the Ground is formed; it is placed where it cannot be a nuisance to the neighbourhood; the front of it is turned towards the open country of Hampstead and Highgate, and its back against the backs of other houses; so that those within the walls of the Barrack will not overlook, or be seen from, any houses in the neighbourhood, and at the same time will enjoy the most open and healthful situation possible; and if it should be thought necessary also to establish an Ordnance Barrack, it may be put next to the Horse-Barrack; and the intended Canal from Paddington to the Thames below London Bridge, being close to the side of those Barracks, would make that situation more desirable for such a purpose than any other in Mary-le-bone Park, on account of the cheapness and facility of supplying Corn, Hay and Straw, and carrying away the Manure, and on account of its communication by Water-carriage with the Tower and Woolwich.

The new Street direct from Charing-cross to Mary-le-bone Park, proposed in your Instructions to me, would be of such advantage to the Crown Lands of Mary-le-bone Park, by the additional value it would give to that property, as alone to justify the Crown in carrying it into execution, and of such advantage to the Nobility and Gentry occupying the principal houses in the West and North-west quarters of the Town, in their communication with the Houses of Parliament, the Courts of Law, the Treasury, Admiralty, and other public Offices on the lower parts of Westminster, that I have considered it under three distinct heads: viz. Utility to the Public; Beauty to the Metropolis; and the Practicability of the Measure; and have drawn a Plan showing the course of the Street proposed, and its connection with the adjoining streets.

In stating the Utility of such a new Communication, it will be necessary to describe the defects of the present; that who live in the West and North-west quarters of the town meet in Cockspur-street, in their way to and from Westminster, and that Street is too narrow for such a concourse of people, and so irregular in its breadth, that horses and carriages crowded into the wider parts are frequently jammed together and impeded in the narrower; the

No. 11. (B.) the entrance into Pall-Mall from Cockspur-Street is peculiarly narrow and inconvenient; there is no good entrance into St. James's-square, except from Pall-Mall, and the inhabitants of those magnificent houses must go back to Pall-Mall, and up St. James's-Street, or their communication with the other well-built parts of the Town, or go through the narrow and mean streets of Bury-Street, Duke Street, and Jersey-Street; the only communication which is direct, or in any degree convenient, between the principal houses, squares, and squares in Piccadilly, and South of Piccadilly, and those between Piccadilly and Oxford Street, is Bond-Street; from this Street the inhabitants of Berkeley-square, Grosvenor-square, and the several handsome houses in that neighbourhood, diverge Westward, and drive in Grosvenor-square and Conduit-Street Eastward. Bond-Street is also the most convenient, and therefore the Street almost exclusively used as the access to the numerous spacious and elegant squares and streets North of Oxford-road; thus the common intercourse of the Nobility and Gentry residing in the West and North-west quarters of the metropolis is through Bond-Street, (and for that reason the shops appropriated to fashion have established themselves in Bond-Street and its vicinity), inasmuch that the throng of carriages, horses, and foot-passengers which assemble daily in that Street, choke up the passage, to the inconvenience of all, and to the interruption and detention of those who have occasion to pass through it in their way to St. James's Palace, or to the Houses of Parliament, Courts of Law, &c.

Such are the inconveniences and defects of the present Communications; and these, great as they are, will be greatly increased when that part of the Crown Land in Marylebone Park, I have proposed, shall be covered with Buildings, and the numerous streets now forming in Paddington, and the vicinity of that part of the New Road, shall be completed; it would therefore be desirable, and of the greatest utility to the Public, and in a few years will become indispensable, that a broader and more direct Communication should be made between Charing-cross and the West and North-west quarters of the Metropolis.

It was suggested by the late Surveyor General of the Crown Lands, "that a Street from Charing-cross to the end of Coventry-Street, through part of the houses South and West of the Mews," or, "from Charing-cross and the Mews, should be made directly to the lower part of the Hay-Market, and by that Street to Piccadilly, and then by Piccadilly, in the best direction, to Oxford-Street."

But it is believed that neither of these Streets would in the smallest degree remedy the inconveniences before defined (except as to the widening of Cockspur-Street); the same narrow entrance into Pall-Mall would remain; those who occupy St. James's-square, St. James's-Street, Arlington-Street, and the West end of Piccadilly, would still go through that narrow pass; and any Street which could be made into Oxford-Street from the top of the Hay-Market, would leave Aldershot, Swallow-Street, Warwick-Street, King-Street, and all the alleys, sub-houses, and lanes between such new Street, and the principal Streets and Squares in the West end of the Town, through which the inhabitants of those Streets and Squares must pass if they make any use of the new Street; and if the Street from Charing-cross through Cockspur-Street, and the Hay-Market, and from thence to Oxford-Street, has these objections, the other Street suggested by the late Surveyor General, namely, from Charing-cross through the Mews to Coventry-Street, and from thence to Oxford Street, would be still more objectionable, as by its being situated further Eastward there would intervene a larger district of these mean houses, and a greater number of such narrow and dirty Streets, lanes, and passages to pass through.

It may be stated, that lateral Communications from the Streets suggested by the late Surveyor General might be made into the principal thorough of the West end of the Town, and to avoid passing through the objectionable Streets and lanes; no doubt such lateral Communications with the principal Streets would lessen the objections, but not remove them, for such lateral Streets must pass through those districts of inferior habitations, the occupants of which, with the carts, coaches, &c. used in their trades, and the necessary communication between them and the high class of inhabitants on the West side of the new suggested Streets, would fully occupy those lateral Streets, and make them less desirable Communications with the principal Streets; besides, that such lateral Streets would only be partial accommodations to particular parts of the Town, and not one of them a Street of general Communication.

In considering the arrangements of the Streets and Squares of the West and North-west quarters of the Town, it will be seen, that North end of Oxford-Street, the principal Streets and Squares are situated West of Portland-place; and that between Oxford-Street and Piccadilly, the Line of Separation between the habitations of the first classes of Society, and those of the inferior classes, is Swallow-Street; and that if St. Albans-Street could be continued Northward into Piccadilly, such a Street would make the like separation of the houses of the different classes of Society lying between Piccadilly and Pall-Mall, excepting only those on the West side of St. James's-market.

The Street, therefore, which is here recommended, begins at Charing-cross, and terminates in Portland-place, and Portland-place, being the widest Street in London, is taken as a model for

for the breadth of such new Street. Pall-Mall must be always one of the infers to the West-
end of the Town, on account of Carlton House, and other magnificent houses which it con-
tains, and the Palace and Cleveland-row at the extremity of it, and the Club-houses in St.
James's-Street, and the superb residences on the East side of the Green Park. It is proposed
therefore that Pall-Mall shall be continued Eastward, of the full width of its broadest part,
until it intersects the Hay-Market on one side, and Cockspur-Street on the other, at which
place the Street will be then of that ample breadth it should be, for the passage of the con-
course of people coming from every part of the Metropolis, all of whom must meet at that
place in their way to and from the Public Offices, Courts of Law, and Houses of Parliament.

No. 12. (B.)

From Carlton House it is proposed to carry the new Street at right angles with Pall-Mall
into Piccadilly, the West side of St. Alban's-Street forming one side of it, out of which Charles-
Street will run as it now does, into St. James's-square; and it is proposed to continue Charles-
Street Eastward until it intersects the Hay-market. By this arrangement the Opera-house
will be isolated, and stand in the middle of a large Area formed by Pall-Mall on the South,
Charles-Street (continued) on the North, St. Alban's-Street on the West, and the Hay-Market
on the East side. King-Street, leading to St. James's-square, is now on the same line, and of
the same breadth as Charles-Street on the opposite side of the Square; and if King-Street be
continued and opened into St. James's-Street, King-Street and Charles-Street will form a Villa
and handsome Communication between St. James's-Street and the Hay-Market, parallel with
Pall-Mall, and improve the outlet from St. James's-square; and if it should be thought ad-
visable to take down one side of Jeremy's-Street, and widen it, another good Communication
would be formed from the proposed new Street, into St. James's-Street, Arlington-Street, and
the upper part of Piccadilly.

It will be seen by the Plan that there would be no Opening on the East side of the new
Street all the way from the Opera-house to Piccadilly, and that the footpath constantly would
be uninterrupted by Crossings; and the inferior houses, and the traffic of the Hay-Market,
would be cut off from any communication with the new Street.

The point where the proposed Street would enter Piccadilly, is half way between Air-
Street and the end of Tuchet-row-Street, from which point it is proposed that the new Street
shall be continued in a straight line into Oxford-Street, entering Oxford-Street at the point
where King-Street and Swallow-Street unite; this line of the Street will stand in an oblique
position to that of Piccadilly to Pall-Mall; and to disguise the deviation from a straight line,
it is proposed to form a small Circus where the oblique lines meet in Piccadilly, and to place
a Column, or other public Monument, in the centre; at the same time that the obliquity of
the line of Street is concealed, the situation will be most eligible for a public Monument, as
it will interrupt the view, and arrest the attention of all who pass along these Streets of
general intercourse; it will also contribute to the beauty of that part of the new Communi-
cation from Carlton House; it will be a central object terminating that Villa, at the same
time that Carlton House will terminate the same Villa from the opposite end.

Between Piccadilly and Oxford-Street it will be necessary to form a small Square, in order
to avoid Golden-Square, the Area of which small Square will afford a Site for a Theatre, or any
other public Building, to which its central situation will be peculiarly applicable, and round
which Building the Street is proposed to continue at its full breadth; this Break in the straight
Line will make the remaining Street less oblique, and avoid the necessity of purchasing any
of the Houses which form Golden-Square.

From the West side of this length of new Street will diverge New Burlington-Street, lead-
ing to the respectable Houses in Saville-row, Old Burlington and Clifford-Streets; next, Con-
duit-Street, leading through Beaton-Street into Berkeley-square; then, Hanover-Street, and
Princes-Street, leading into Hanover-Square; and it is proposed that none of the smaller Streets
on the West side shall open into the new Street, except Vigo-lane, all the rest having access
to them from that part of Swallow-Street which remains, and through Swallow-Street, into
Piccadilly. On the East side, the only Streets which will necessarily enter this Street will
be Broomfield-Street as a continuation of Vigo-lane, Silver-Street, Marlborough-Street and Argyle-
Street; thus in the whole extent from Piccadilly to Oxford-Street there will be but four Cross-
ings on either side the Street, and Carts and Drays can carry on their traffic by means of
the back Streets without interfering with the principal Street. It will also be seen by the Plan
that the whole Communication from Charing-Cross to Oxford-Street will be a boundary and
complete separation between the Streets and Squares occupied by the Nobility and Gentry,
and the narrow Streets and narrow Houses occupied by mechanics and the trading part of the
community.

A Street so formed, of such ample breadth, and so circumstanced, being the nearest and
most commodious approach from every part of the best inhabited quarters of the West and
North West ends of the Town to Charing-cross, will be used by every one who has any
(189.) D 2 thing

No. 12 (B.)

thing to do with Westminster-hall, the Houses of Parliament, Treasury, Admiralty, or any other of the public Offices in their vicinity; and shops appropriated to articles of taste and fashion will, when this new Street shall become the great thoroughfare, range themselves along it, and the stream of business be directed to a new Street, where the Footpath will be 15 feet wide, instead of 7 feet, and the Carriage-way double the width of that in Bond-street, and where there will be room for all the fashionable shops to be affixed in one Street; and if the Foot-pavements were to be covered by a light Colonnade, surmounted by a Balustrade, those who have daily intercourse with the Public Establishments in Westminster, may go two-thirds of the way on foot under cover, and those who have nothing to do but walk about and amuse themselves, may do so every day in the week, instead of being frequently confined many days together to their Houses by rain; and such a covered Colonnade would be of peculiar convenience to those who require daily exercise. The Balustrades over the Colonnades will form Balconies to the Lodging-rooms over the Shops, from which the Occupiers of the Lodgings can see and converse with those passing in the Carriages underneath, and which will add to the gaiety of the scene, and induce single men, and others, who only visit Town occasionally, to give a preference to such Lodgings.

Those who may fear that the Shops under Colonnades would be dark and gloomy, are requested to consider the great width (110 feet) of the Street, and that the Measures between the Shops and Lodging-rooms, necessary for the Sleeping Apartments of the Proprietors of the Shops, will make the Colonnades very lofty; and that if small Arcades are made in the Place over the Colonnade, immediately above the Shop windows, and the projecting part of the Windows roofed with glass, the articles in those windows having a light immediately over them, each Shop will be better lighted, and have a more brilliant effect, than by light received in the ordinary way; and those who may suppose that the Pillars to support the Colonnade may become nuisance, are requested to consider that they are not proposed to be square Pillars, or Piers, but round Columns, the receding form of which will preclude any shelter to those who may be disposed to commit nuisances against them; and that they will be so far apart, and so small in diameter, that they will be no impediment to the return of any one passing from the Foot-pavement to the Carriage-way, and that even such accidents from a Piercing 15 feet wide are scarcely ever liable to happen.

The proposed Street is described as entering Oxford-street at the point of junction of Swallow-street with King-street; and if Portland-place were elongated until it should intersect Oxford-street, it would be exactly opposite that point of junction. Foley-house is immediately to be pulled down, and Portland-place continued through Foley-house Gardens, to their Southern extremity, and this Survey proposes to extend that continuation until it shall enter Oxford-street.

The magnificent Squares and Streets North of Oxford-street are so numerous and extensive, that they form the highest portion of the fashionable part of the Town; but for want of direct and suitable approach, it has been always considered as a distant quarter. It is not yet forgot that Oxford-street was once one of the Turnpike Roads forming the boundary of the Town; and the buildings even now retain something of the appearance of houses seen by the sides of roads immediately round the Metropolis. Crossing Oxford-street has always been a fashionable objection to the Residences North of Oxford-street; to do away that impression, it is proposed, that where the continuation of Portland-place with Oxford-street crosses with the new Street intended from Oxford-street to Piccadilly, namely at the end of Swallow-street, a Circus should be formed, Oxford-street crossing it from East to West, and the new Street from South to North, in the centre of which Circus, if a public Monument were placed, as before described, for the crossing of Piccadilly, and the fine Colonnade and Shops be continued round such Circus, as recommended for the sides of the new Street, the sensation of having passed Oxford-street will be entirely done away, and the two divisions of the Town indelibly united in the best manner possible.

There is no direct way from the end of Bond-street to the principal streets North of Oxford Road, which throughout the impression of those two divisions of the Town being distinct and separate; but Portland-place will form one continued street from Chancery-cross, intersecting many of the principal streets North of Oxford-street at right angles, and afford the nearest and best communication from Chancery-cross and the lower parts of Westminster to every part of that magnificent and extensive Neighbourhood; and if the utility of such a street to that part of the Parish of Mary-le-bone would be so great, the advantage of it to the Crown Lands of Mary-le-bone Park would be incalculable; no part of the unburied ground surrounding the Town would have so good or so direct an approach; and to the future enlargement of the Town, the North-west part of Mary-le-bone must have a preference to every other situation. By the straight direction of this street, Mary-le-bone Park is brought nearer the Houses of Parliament, Courts of Law, the Treasury, Admiralty, &c. than many other parts of the Town, in the highest request of fashion; it is within 170 yards as near as the nearest part of Grosvenor-

place,

place, and half a mile nearer than the lower end of that Street; it is within 80 yards or more on the West side of Grosvenor-square, and 30 yards nearer than the square end of Upper Brook-street, and 300 yards nearer than the upper end of Upper Grosvenor-street; it is within 90 yards or more as Strand-street; it is more than one third of a mile nearer than Portman-square or Manchester-square; it is three quarters of a mile nearer than the upper end of Park-lane, Cumberland-place, &c. and, incredible as it may appear, it will be only 50 yards further to Mary-le-bone Park, at the extreme end of Portland-place, than it is by the present circuitous route to the entrance of Grosvenor-square, and 50 yards nearer than it is to the North side of that square. Such are the advantages of a direct Street; and if, as the late Surveyor General observes, "distance is well measured by time," Mary-le-bone Park, being without the impediments and interruptions of turning corners, and crossing streams, will be nearer to the House of Parliament, Courts of Law, and Public Offices, than four parts out of five of the principal residences on the West and North-west ends of the Town.

Such are the advantages, and such will be the utility, of the Street proposed. The beauty of the Town, is, in the first, would be advanced by a line of such magnificent dimensions; by the Colonnades and Balustrades which will adorn its sides; by the insulating the public building of the Opera; by the effect of the Monument in the centre of the crossing lines; by the Villa between Carlton House and Piccadilly, terminated by a public Monument at one end, and by the Palace of Carlton House at the other; every length of Street would be terminated by a square of beautiful architecture; and to add to the beauty of the approach from Westminster to Charing-cross, a Square or Crescent, open to and looking down Parliament-street, might be built round the Equestrian Statue at Charing-cross, which, at the same time that it would open and enlarge that space, from whence, as before observed, the greatest part of the population of the Metropolis meet and diverge, it would afford a magnificent and beautiful termination of the Street from Westminster. The lofty Situation of Charing-cross and gradual ascent to it, are peculiarly calculated to produce a grand and striking effect. Such a building might be appropriated to additional Offices for the Government, which it is understood are much wanted; or the Royal Society, Royal Academy, and Antiquarian Society might be placed there; and the apartments in Somerset-house, now occupied by those Societies, be appropriated to such Public Offices as the rest of the buildings of Somerset-place are.

In forming this Street, the practicability of carrying it into execution has been continually kept in view; and performing as a principle, that the Crown, from its relation with the Public, is more interested in the general welfare, and its interests more identified with those of the Community, than those of any individual, a better bargain would be made for the purchase of Crown Property for the Public use, than could be for the Property of individuals, who would act upon the principle of self-interest in any bargain they would have to make. For this reason, in forming the Street proposed, the necessity of purchasing the Property of individuals has been as much as possible avoided; and it will be seen that from Charing-cross to Piccadilly, and from Piccadilly to Vigo-lane, the whole of the Property through which the Street is to pass belongs to the Crown, and that of the rest of the Street to Oxford-street, nearly comprised is all the Property of the Crown, so that out of 1,700 Yards (the length of the new Street from Charing-cross to Oxford-street,) 1,250 Yards go through Property belonging to the Crown, and 450 Yards only through the Property of individuals; and which Property to be purchased of individuals consists of Houses of the meanest edifices, being those at the upper end of Swallow-street, separating Swallow-street from King-street, and between King-street and Swallow-street, from Vigo-lane to Foubert's-passage. On the Streets suggested by the late Surveyor General, that through the Mews to Coventry-street, and from Coventry-street to Oxford-street, would have gone four through the Property of individuals the whole way from the back of the Mews; and the other, which was to have gone through Cockspur-street and the Hay market, would have gone all the way from the Top of the Hay-market to Oxford-street, through the Property of individuals. In the former Street three times, and in the latter twice, as much as in the Street proposed by the present Survey, must have been purchased of individuals, and the Property itself is of much greater value. That part of the Street North of Oxford Street, and which is proposed to enter Portland-place, or in other words Portland-place continued Southward into Oxford Street, will pass through the Yards and Gardens belonging to the Houses on the East side of Grosvenor-square, and it would certainly be most desirable to take down the Houses, and lay the whole of the Ground which they stand upon into the Square, and re-build the Houses on the East side of the new Street, making that part of the Street the East side of Grosvenor-square, and the Plan of the new Street is to answer; but as the Value of the Property to be purchased and sacrificed to accomplish such an object might be considered as too great, another Plan is annexed to that part of the Survey, showing the Street carried through the Yards and Gardens without taking down the Houses themselves; and as the purchase of the Property to accomplish even the latter object might be attended with difficulties, still another Plan is annexed, showing how the Junction may be made with Portland-place, by widening Between-street and Edward-street, to the width of the new Street.

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No. 12. (B.) An Estimate of the Houses to be purchased to make the Street, and the Revenue to be derived from letting the Ground on each side for Building, will be seen in No. III, in the Appendix*.

* Infra, p. 119.

It now remains to consider the Means of Draining so large a District of Houses, as Mary-le-bone Park when built upon will contain.

There are only two Sewers by which the Lands of Mary-le-bone Park can be drained; the one is the King's Scholars Pond Sewer, coming from the high grounds at Hampstead, entering Mary-le-bone Park by its Northern boundary near the West end, and passing through it in a direction from North to South, crossing the New Road from Paddington to Ilkington at Allot's Buildings; crossing Oxford-street, at the North end of South Molton-street; crossing Piccadilly in the lower part, and passing down the Green Park, below the Basin, going through Buckingham-gate to Charlotte-street, Piccadilly; from whence it is an open Sewer through the low Lands on the West side of Tophill Fields; discharging itself into the Thames at Millbank, a mile above the new Bridge building from Vauxhall. This sewer is the natural drainage of the Land, the whole of the surface of Mary-le-bone Park declining to that side.

The other Sewer which might contribute to the drainage of Mary-le-bone Park commences on the South side of the New Road, passing down Cleveland-street, Brompton-street, Wardour-street, Coventry-street, Portico-street, the Hay-market, Cockspur-street, Charing-cross, and Northumberland-street, to the Thames; and though this Sewer does not advance Northwards beyond the New Road, nor does any of the surface-water of Mary-le-bone Park pass off that way, yet its proximity to the South-east corner of the Park, where the ground is low, would make it a convenient Drain for the East side of it.

It is presumed the former Drain may be made use of as a matter of right, but that the other cannot, without the consent of the Commissioners of Sewers; but should the Commissioners of Sewers adopt Mr. Rennie's Plan of making a new Drain along Baker-street, Dorset-street, Berkeley-square, Berkeley-street, Piccadilly, Jeremy-street, St. James's-square, Charles-street, the Hay-market, Cockspur-street, Charing-cross, and Northumberland-street, to the Thames, it may be made of sufficient capacity to take the additional drainage of any number of buildings that may be erected on Mary-le-bone Park without the assistance of any other Sewer, and would enter Mary-le-bone Park at the exact place best calculated to drain it; but if any part of the old King's Scholars Pond Sewer is to be used, or if any Sewer is made through the flat grounds in the neighbourhood of Tophill-fields, or Chelsea, the necessity of closing the gates of the Sewer where it enters the Thames, to keep out the tides from flooding the Land, during the time they rise above their level, would put back the water in the Sewer so as to overflow the low Lands, and produce the like mischief the tides would do were there no gates. This must frequently be the case, even with its present Drainage, unless relieved by the smaller Drains from the Houses admitting the water to spread itself in them, which is a still greater mischief.

King's Scholars Pond Sewer has always had the same extent of natural surface to drain which it now has: but unbruit ground absorbs and detains the Water, and the present incapacity of the Sewer arises from the great number of paved Streets conveying the whole of the Rain-water immediately into the Channel without (scarcely) any obstruction, with the additional Water laid on by artificial means from Rivers and Wells for the use of the houses. The paved Streets and built surface which that Sewer has now to drain between Piccadilly and the New Road, contain nearly 600 Acres, to which, when Mary-le-bone Park shall be covered with Streets and Buildings, must be added 540 Acres, besides the immense number of Houses and Streets building and laid out for building on Lord Southampton's, Mr. Portman's, Mr. Eyre's, and the Duke of Portland's Lands round Mary-le-bone Park; besides all which, in a very few years, the Vauxhall Bridge being completed, it may be expected that the flat Land through which the Road will go from the Bridge in the Neighbourhood of the open part of the Sewer, will be formed into Streets, and covered with Houses, the Drainage of all which will have at least a right to be carried through that Sewer. It is therefore utterly impossible that the open Sewer from Charlotte-street, Piccadilly, to the Thames, can ever be made to convey into the Thames such a Drainage as it will in a very few years have to perform.

It has been suggested that a Basin might be made in the low grounds to receive all the Water during the time that the tide is above the level of the Lands, and the Mouth of the Sewer next the Thames closed; but the great quantity of Land required for such a purpose, and that Land becoming daily more valuable from the prospect of its being required for buildings when the Vauxhall Bridge shall be completed, and the expense of forming such a basin, and the nuisance to the Neighbourhood from such an immense extent of stagnant Water, charged with filth, the difficulty, labour, and expense of cleaning out, from time to time, such an immense Basin, make such a Scheme all but impracticable; and if the Drainage must be performed through those flat grounds, it would be better to continue a navigable Cut or Inlet from the

Thames,

Thames, in the line of the Common Sewer, as far back as to Charlotte-street, Finsbury, where the covered Drain ends, and embark the tide above the level of the high Spring Tides; the advantage of such a Cut would be, that the banks of it would become valuable for Wharfs and Buildings all the way, that it would be cleared out every tide, and be of great advantage to the Neighbourhood round it; and if it were not that the intervention of the Green Park and Queen's Gardens offer insurmountable difficulties and render such a scheme hopeless, it would be of great public utility if such a navigable Cut were continued by the course of the present Sewer all the way from the Thames to Piccadilly; it might join the Canal in St. James's-park, and by that branch make a most ornamental piece of Water to both the Parks; but if such a navigable Cut were made, only as far back as the end of the present covered Sewer, namely, to Charlotte-street, Finsbury, the Thames would be brought even nearer than it would be at the end of Northumberland-street, and the only objection that I am aware can be stated to such an open Cut is, that the high Water at high Spring Tides is above the level of the lower floors of the houses in the Neighbourhood of Buckingham-gate and Finsbury, and would be liable to overflow them. This is true; but there is no doubt that Valves on the entrance of the Drains from those houses into the Sewer would be that by the rising tide, and the Water prevented entering those Drains, and that beauty might be augmented by additional valves so placed, that if the former were neglected, or out of order, the second would become the barriers, and the number of those smaller Drains which enter into the Sewer might be lessened by receiving them into one or more common Drains, and those only enter the Sewer on which the Valves might be put, and therefore fewer required. But supposing the defects of the level Closets or open Drain were to be removed, still the covered Drain from the New Road to Charlotte-street, Finsbury, is incapable of performing its present Drainage, and is in so ruinous a state that a new Sewer must be made, or such an expense incurred in repairing and improving the old one, as would in all probability exceed the expense of a new Sewer, and the old Sewer so improved and repaired would remain many of its present inconveniences; it would still pass under the houses, to the annoyance of the Inhabitants, and the difficulty and expense of future repairs, and the irregularity of its currents would still remain; nor, without a very considerable enlargement, would it even then be equal to the additional Drainage which in a few years it will have to perform.

I therefore consider, that if an adequate new Drain is not made, to empty itself into the Thames in the neighbourhood of Charing-cross, as Mr. Rennie proposes, or a new Sewer made to the present open Drain at Finsbury, (for the old Sewer cannot be made adequate) and there be received into a Cut from the River, or into the enormous Basin proposed to be made on the flat ground, to hold the upper drainage whilst the flood-gates near the Thames are shut (which I think all but impracticable), it will be absolutely necessary to provide a new Drain, even for the drainage of Mary-le-bone Park and its immediate neighbourhood above Oxford-street, and in that case the projected new Street from Mary-le-bone Park to Charing-cross, offers the shortest and most direct drainage that can be had, and to the best point of discharge into the Thames, namely, at the end of Northumberland-street, having all the advantages of Mr. Rennie's plan, and at the same time opening a source of permanent Revenue, or immediate gain to the Crown, or to any new establishment of Sewers which the Crown shall choose to form. Mr. Rennie's Sewer from the top of Baker-street to the Thames in Northumberland-street, he states to be 4,338 yards, thus proposed by the new Street from the New Road to the same point at the Thames is 2,030 yards, and supposing both Sewers made by Tunnelling (which they may be), the former would cost £70,000, and the latter only £44,000.*

**Ibid.* p. 112.

If Mr. Rennie's Sewer is made, it will become necessary to alter all the Drains going into the old Sewer, and carry them into the new Sewer, or to build cross-walls in the old Sewer at different places, and appropriate the old Sewer as to many occupancies for the final Drain, and convey the contents by Cross Cuts into his new Sewer; and as this latter method would be least expensive and most practicable, it would in all probability be adopted; and perhaps the first of those Cross Cuts would be in the New Road, the next in Oxford-street, and the next in Piccadilly. These Cross Cuts must therefore be added to the expense of the main Sewer, and would amount to at least £13,000, and make the whole expense of Mr. Rennie's Sewer £83,000.

If the new Sewer along the proposed new Street be made, a Cross Cut of only 460 yards from the old Sewer in Brook-street, through Hanover-square, and along Hanover-street, would connect the old with the new Sewer, and cut off and relieve the old Sewer from all the drainage above Brook-street, and leave the rest of it no more to perform than if properly repaired and improved it would be equal to. The expense of such a Cross Cut would be £8,000. Thus the new Sewer for draining Mary-le-bone Park being made, the Commissioners of Sewers may at an expense of £10,000 free the whole expense of Mr. Rennie's Drain, amounting to £70,000, and the Cross Cut to £13,000 more, and would entitle the Crown to receive a proportionable compensation for the use of its Sewer, and which compensation might go in

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sist of making the new Street. The Revenue arising from the drainage which the new Sewer would have to perform, independently of receiving the drainage of the old Sewer above and North of Baker-street, would produce a very ample Revenue for the capital expended, supposing Mary-le-bone to be built upon, exclusive of what may be expected from the site which would be made of it by the houses about to be built on the Estates on each side, and at the back of Mary-le-bone Park.

The Tunnel Sewer about to be made through Hyde Park from the Bishop of London's Estate at Paddington, to join the present Sewer at Knightsbridge, will have to pass through the low Lands about Russell and Chelsea, in an open Sewer, and therefore it is liable to the same objections as that of the King's Scholars Pond Sewer, passing through a great extent of the like flat ground; and I am of opinion that the open Sewer below Knightsbridge will be found inadequate to the additional drainage of the Tunnel proposed, without including Mary-le-bone Park; nor will it be situated in any degree convenient for the draining of that Estate. King's Scholars Pond Sewer intervenes between Mary-le-bone Park and the Hyde Park Tunnel; and any Sewer to convey the drainage of Mary-le-bone Park into that Tunnel, must enter the King's Scholars Pond Sewer, or pass over it or under it. The suggestion, therefore, that it might become useful to the drainage of Mary-le-bone Park, is unfounded; and if it were not too late to make the observation, I should say, that as long as there is any prospect of making Mr. Rennie's Sewer from the top of Baker-street to the Thames in Northumberland-street, there is no plea whatever for establishing a Tunnel through Hyde Park for the purpose of draining the Bishop of London's Estate at Paddington; for, the distance from the South-west corner of that Estate to Mr. Rennie's Sewer, where it would cross Oxford-street at the bottom of Baker-street, is only 400 yards. The Tunnel across Hyde Park, which they propose to make, will be 1,450 yards in length, will empty itself into an adequate open Sewer, and the same land might be drained by a Tunnel 400 yards in length, into an adequate and permanent Sewer, such as Mr. Rennie's would be.

Even should Mr. Rennie's Sewer be carried into effect, or give place to the Sewer proposed to be made for the purpose of draining Mary-le-bone Park, by the line of the new projected street to Charing Cross, a Tunnel of 1,400 yards made along Oxford-street would convey the drainage of the Bishop of London's Estate into that Sewer; and if King's Scholars Pond Sewer above Betch-street should be made to discharge its contents into that Sewer, it would only require a Tunnel from the Bishop of London's Estate into the King's Scholars Pond Sewer, where it crosses Oxford Road, and which is a distance of 170 yards. It is evident therefore, that in the event of either of the above Sewers being made, it will be useless to drain the Bishop of London's Estate at Paddington into the inadequate open Drain below Knightsbridge, and consequently there would be no necessity for establishing a common Sewer through Hyde Park, which when made right, and would in time, become the Drainage of a much larger district of buildings. An Estimate of the cost of the Sewer here proposed, and the Revenue to be derived from it, will be found in Appendix, No. 4.

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JOHN NASH.

No. 1.

ESTIMATES AND PARTICULARS of the Revenue which may be expected to arise from Laying-out and Leasing the Grounds of Mary-le-bone Park, in the manner laid down in the Second Plan*.

These following Estimates are made on the supposition that the Crown may bestow the immediate Lessor on those who build, and not by the intervention of advertising Builders; at the same time the valuation is greatly less than advertising Builders would exact from their Under-tenants, were they to be the Lessee of the Crown in the first instance. A middle course is steered between the Rates which advertising Builders would give the Crown, and what they would exact from their Under-tenants. The first column contains the immediate Ground Rates which the Crown ought to obtain on Building Leases; the second is the probable value of the Premises at the end of the Ground Leases; the latter calculations are founded on the supposition that the value of this sort of Property would not decrease; if it should rise as it has hitherto done, the value would be infinitely greater, and it may be reasonably expected, that as the Park scenery will be perfect at the expiration of the terms, and conveniences established on the Canals and Markets in its neighbourhood, the value of this property will not depreciate like that in other parts of the Town.

* Supra, p. 100.

Foot of Houses.		Value of the immediate Ground Rent.		Value of the Property at the end of the Building Lease.	
		£	s. d.	£	s. d.
1,620.	Round the Vegetable and Hay Markets - - - at 10s. 6d.	850	00	1,400	— —
2,640.	Of Standings in these Markets - - - - - 6s.	880	—	880	— —
1,150.	Of Houses round the Meat and Poultry Markets - - - 10s. 6d.	803	15	1,250	— —
1,180.	Of Standings in these Markets - - - - - 6s.	364	—	364	— —
440.	Of Houses in the small Street leading from the New Road into the Markets - - - - - 10s. 6d.	230	—	660	— —
760.	Of Houses in the Street between the Market Place, East to Wall - - - - - 7s. 6d.	885	—	1,140	— —
500.	Of Houses in front of the Butchers Market - - - 10s. 6d.	262	10	1,000	— —
1,310.	Of Houses in the Street from ditto, being a continuation of the Street, Northwards to the Terrace - - - 10s. 6d.	857	15	1,400	— —
8,540.	Of Buildings round the Basin and Canal on each side to the Barracks - - - - - 10s. 6d.	4,475	10	12,500	— —
8,640.	Of Wharfs to the Canal - - - - - 10s. 6d.	4,475	10	8,466	— —
350.	Of Houses in the small Crescent at the end of the Docks - - - 10s. 6d.	204	15	700	— —
2,770.	Of Houses in the Circular Road from the small Crescent to the Road leading to Hampstead, and on to the end of the Road terminating at the South end of the Terrace - - - 10s.	2,260	—	3,300	— —
1,310.	Of Houses in the Circular Road in front of the Barracks - - - 10s. 6d.	687	15	2,400	— —
990.	Of Houses in the Circular Road to the Crescent - - - 10s.	381	—	1,400	— —
1,490.	Of Houses in the Circular Road at the end and behind the Crescent to the Barracks - - - 10s. 6d.	677	5	1,510	— —
1,615.	Of Houses in Ditto Road from the end of the Crescent to the Grand Junction Canal, bordering on the Land belonging to the Duke of Portland and the heirs of the late - - - - - Eyre, esq. 10s.	1,161	—	2,660	— —
1,670.	Of Houses in the Circular Road from the Canal to the intersection of Baker-Street - - - - - 10s.	990	—	1,300	— —
600.	Of Houses in Ditto Road from the shore to the angle towards the New Road - - - - - 10s.	600	—	1,600	— —
1,800.	Of Houses in Ditto Road, hence to the continuation of Portland Place - - - - - 10s.	1,800	—	6,000	— —
7,910.	Of Houses in the Terrace, back of the continuation of Portland-Street - - - - - 10s.	1,910	—	6,100	— —
280.	Of Houses on the South end of the Terrace - - - 10s.	280	—	900	— —
6,790.	Of Houses in the continuation of Portland-Street, including both sides of the Street, but not the buildings marked on the Plan with red and yellow - - - - - 10s. 6d.	1,677	5	10,110	— —
1,690.	Of Houses forming the Circus at the end of Portland Place - - - 10s.	1,690	—	7,300	— —
190.	Of Houses in the Lane of the Circular Road, from the corner of the Street entering the Circus to the continuation of Portland-Street - - - - - 15s.	117	10	600	— —
1,340.	Of Houses in the 1st Square from the Circus - - - 10s.	1,340	—	7,000	— —

[continued.]

Part of House.		Value of the unimproved Ground Rent.		Value of the Property at the end of the Building Lease.	
		£	s. d.	£	s. d.
1,000.	Of Houses in the 2d Square	—	—	1,000	—
1,000.	Of Houses in the 3d Square	—	—	1,000	—
370.	Of Houses the corner of the Circular Road and the Field Square	—	—	—	—
2,700.	Of Houses on the side of the Road leading to the double Circus and the West side of the Road on the Line of Portland-place	—	—	262	10
460.	Of Houses on the West side of the continuation of Portland-place	—	—	127	—
240.	Of Houses in the front Line to the angle of the Street leading to the small Circus	—	—	245	—
2,300.	Of Houses in the Street leading from the small Circus to the Road leading to Hampden and Highgate	—	—	180	—
1,740.	Of Houses round the small Circus	—	—	1,585	—
225.	Of Houses in the Street Westward of the Circus, between the Circus and the Canal	—	—	1,395	—
1,050.	Of Houses in the continuation of the Street to the Square	—	—	128	15
1,400.	Of Houses in the Square	—	—	817	12
1,000.	Of Houses in the Street leading from the Square Northward, into the Circular Road	—	—	1,365	—
2,480.	Of Houses in the Street leading from the Square Southward, into the Circular Road	—	—	757	10
900.	Of Houses in the Conduit	—	—	1,660	—
900.	Of Houses on the North-west side of the Street leading from the continuation of Baker-Street, towards the small Circus	—	—	712	10
1,000.	Of Houses on the South-west side of the Street leading into the Park	—	—	655	—
860.	Of Houses in the Street leading from the continuation of Baker-Street to the double Circus	—	—	750	—
1,000.	Of Houses round the outer Circus	—	—	860	—
3,400.	Of Houses round the outer Circus	—	—	1,425	—
	29 Buildings for detached Villas for the occupation of the Ground forming the Parks, at 250 a year Ground Rent each	—	—	3,370	—
	216 Acres of Ground forming the Parks let with the Villas, at 200 per Acre per Ann.	—	—	1,450	—
440.	Of Houses in the continuation of Harley-Street	—	—	2,160	—
1,700.	Of Houses on a Lane with the New Road between the Field Road and the Circular Road, opposite to the end of Harley-Street and Devonshire-place	—	—	690	—
4,555.	Of Ground for Mews, at 50 per foot, coloured red	—	—	598	10
	Ground Rents for Taverns, Houses, Ale-houses, and public Buildings, coloured yellow, 26,500 per Annum	—	—	1,683	17
	Rate of ground taken for Barracks, at per annum	—	—	320	—
	Compensation in Rent for Ground required for the projected Canal from Pablington to the Thames, 7 Acres of ground, at 200 per annum	—	—	1,000	—
		—	—	105	—
		£		32,473	
				185,014	—

No. 2.

ESTIMATE of making and gravelled the Two Circular Roads, planting the Parks, and enclosing them with Park Paling, and forming the Ornamental Water.*

	£.	s.	d.
6,000 yards of Road, 30 feet wide, made and gravelled, in the outer Circular Road	6,000	—	—
900 rods of Park Paling	2,275	—	—
1,300 yards of Road, 30 feet wide made and gravelled, in the inner Circular Road	1,785	—	—
180 rods of Park Paling	955	—	—
To planting the outer and inner Parks	800	—	—
	£	13,815	—

* Supra, p. 56.

No. 3.

CALCULATIONS of the Value of Houses and other Buildings required to be purchased for making the new Street; the Value of the old Materials to be taken down and sold; and of the Value of the Ground on the sides of the New Road, to be left for building.*

IN forming the following Valuations, I have supposed the Crown to become the purchaser of the property required; those parts which do not belong to the Crown, I have valued in fee; but of those where the fee is already in the Crown, I have valued the buying at the existing Leases. The fee of the whole being then in the Crown, the produce of the Materials of the buildings to be pulled down, and the ground-rents produced by letting the ground on building leases, will be the Revenue to the Crown, in lieu of their present relieved Rents; and as an interest for the capital which the Crown shall expend in the purchases required. I have also classed the valuations under five distinct heads;—the Improvements between Charing-cross and the Hay-market, making the first head; the Improvements in Pall-mall, and in the new Street from Pall-mall to Piccadilly, making the second head; the new Street from Piccadilly to Oxford-street, making the third; from Oxford-street to Marylebone, the fourth; and to continue Charles-street into the Hay-market, the fifth head.

all Valuation:

To continue Pall-mall in a straight line to the front of St. Martin's Church, of the breadth of Pall-mall in its widest part: to widen the Hay-market in the front of the Opera-house, to as to place that building in the middle of the Square formed in front of Carlton-house; to widen Cockspur-street, by taking down the houses on the fourth side from Warwick-street to the south-east corner of Pall-mall, and placing them further back, and forming a Crociat where the Great Mews now is.

* Supra, p. 106.

	Value of the Houses and Materials.	Amount of the Purchase.	Actual Ground Rents.
13 houses to be purchased in Cockspur-street, not belonging to Government	£ 30,000	£	£
The purchase of the existing leases from the Crown of 26 houses in the Hay-market and Cockspur-street, and 25 smaller houses in Hodge-lane and other streets	55,000		
	65,000		
The value of the materials of those houses to be sold	9,000		
		57,000	
The revenue to the Crown of the new Streets to be formed between Charing-cross and the Haymarket			
800 Feet of building-ground, being the continuation of Pall mall to St. Martin's church			
904 Feet in Cockspur-street.			
400 Feet in the new Circus where the Great Mews is.			
300 Feet in the Hay-market, being one side of the Opera-house Square.			
2,404 Feet of building ground, at 25 per foot			7,010 —

(189.)

F4

(continued)

		Value of Houses and Machinery.	Amount of the Purchase.	Annual Ground Rents.
	2d Valuation:	£	£	£
	To widen the entrance from Pall-mall to Charing-cross, by taking away the houses between Pall-mall and the South end of the Opera-house; to remove the houses between the Opera-house and St. Alban's-street, and affix the houses on the west side of St. Alban's-street, and form a square opposite Carlton-house, of the breadth of Carlton-house, and make a street ten feet broad, opposite the portion of Carlton-house, in a straight line to Piccadilly, forming a Circus at its junction with Piccadilly.			
	The fee of the whole of the houses required for this part of the Plan, is in the Crown, and is let by leases to various persons, at various reduced Rents; and the existing terms of the leases vary from 1 to 51 years, the value of which is purchase is	87,600 14,850	72,750	
	Deduct the value of the building materials to be sold	-		
	The Revenue to the Crown from the new Streets to be formed between Pall-mall and Piccadilly:			
260	Value to the Opera-house of a front to Pall-mall, as a Rent	-	-	100
250	Foot of building-ground in line of the west side of St. Alban's Street.	-	-	
	Foot of building-ground on the west side of the Opera-house, or as a ground rent for the augmentation of the Opera-house, or any other public building.	-	-	
1,550	Foot of Street opposite the portion of Carlton-house.	-	-	
555	Foot in the Circus at the end of the Street at Piccadilly.	-	-	
1,335	Part total building-ground, at £1 per foot	-	-	5,205
	3d Valuation:			
	Continuation of the new Street from Piccadilly into Oxford Road, terminating at the North end of Swallow-street and King-street:			
	Value of 81 houses in Swallow-street, not belonging to the Crown	52,250		
	- " " 72 houses in King-street, not belonging to the Crown	40,450		
	- " " 3 houses in Silver-street, not belonging to the Crown	1,450		
	- " " 4 houses in Glafshouse-street, not belonging to the Crown	3,850		
	- " " 10 houses in Leicester-street, not belonging to the Crown	5,450		
	- " " 53 houses in Warwick-street, not belonging to the Crown	27,750		
	- " " Revenue Catholic Chapel	1,000		
	- " " King-street Chapel and School	4,200		
	Value of the existing Leases from the Crown:			
	Of 21 houses in Swallow-street			
	- 5 houses in Bank-street			
	- 8 houses in King-street			
	- 4 houses in Broad-street			
	- 14 houses in Sharnard-street			
	- 6 houses in Francis-street			
	- 35 houses in Vine-street			
	The Court of Burgesses in Vine-street			
	- 5 Coach-houses and Stables between Vine-street and Air-street	85,000		
	- 4 houses in Glafshouse-street			
	- 9 houses in Piccadilly			
	- 51 houses in Air-street			
	- 8 houses and 11 other buildings in Colford-street			
	- 39 houses in Mary-le-bone-street			
	- 9 houses in Gibbon-curt			
	Deduct the value of the materials of the foregoing buildings to be sold	823,540 30,700		
			190,800	

(continued.)

		Value of Houses and Materials.	Amount of the Purchase.	Annual Gross Rent.
1,640 1,760 5,140 197	The Revenue to the Crown, from letting the ground on each side the new Street for building :	£	£	£ s.
	Feet of building-ground in the Street.			
	Feet of dirt round the new Square.			
	Total feet, at 6s. 6d. 6d. per foot	-	-	12-000 10
	Feet of building-ground in the Circus near Piccadilly, at 6s. 6d.	-	-	515 —
	For the site of the ground in the centre of the Square, for a Theatre or other public building	-	-	300 —
4th Valuation :				
The continuation of the new Street from Oxford-street to Mary-le-bone Park, through Portland-place, 120 feet broad.				
The purchase of 21 houses in Prince's Street		55,600		
The purchase of part of the gardens on the East side of Cavendish-square		9,000		
The purchase of 4 houses in Mortimer-street		10,000		
The purchase of 4 houses between Cavendish-square and Ed- ward-street		4,000		
Purchase of premises to connect Mortimer-street with Foley- gardens		4,000		
		86,600		
N.B. The street is supposed to be continued by Lord Foley, from this place, through his premises to Portland-place. Value of the materials of the buildings to be sold		17,600	71,000	
Revenue to the Crown, for letting the ground on each side of the Street for building :				
500 feet of building-ground, at 6s. 6d.		-	-	1,050 —
5th Valuation :				
To continue Charles-street, St James's-square, to the Hay- market.				
The fee of all the houses required for the above purposes, is in the Crown, and to purchase the existing Leases, is worth		8,440		
The value of the materials of the buildings to be sold		1,128	7,312	
The Revenue to the Crown, by letting the ground on the side of the Street for building, would be :				
250 feet of front to Carlton-house and Pall-mall, at 6s.		-	-	600 —
Value is next to be given for a North front to the Opera-house		-	-	100 —
		£	599,803	18,514 10

N° 12. (B.)

No. 4.

ESTIMATE of the Cost of the Common Sewer for draining Mary-le-bone Park, by the new Street to Charing-cross; and of the Revenue which may be expected to arise from taxing the houses in the same manner and proportion as the Commissioners of Sewers prescribe.*

*Supra, p. 207.

Cost of the Sewer from the New Road to the Thames, at Northumberland-street, Strand	—	—	£ 54,000 — —
Cost of the Sewer in Mary-le-bone Park, to drain the houses, and connect with the foregoing Drain	—	—	58,330 — —
Total Cost of the Sewers	—	—	£ 112,330 — —

Revenue to be derived from a tax or rate of 8d. in the pound, on the rents of the houses:

Rents of houses on the sides of the new Street from the New Road to Northumberland-street, £'152,600, at 8d. in the pound	—	—	£ 5,310 — —
Rents of houses proposed to be built on the ground of Mary-le-bone Park, according to the Plan proposed, £'413,350, at 8d. in the pound	—	—	13,785 — —
Total annual Revenue to be produced from the Sewers	—	—	£ 19,105 — —

The above Calculation is exclusive of the drainage of any of the houses building on the adjoining Estates, or from the houses of any of the collateral Streets to the new Street.

If the Commissioners of Sewers make use of this Sewer, by making a Cut into it from Brook-street, through Hanover-square and Hanover-street (as suggested in the Report on the Sewers), and by that means relieve their own Sewer from all the drainage above Brook-street, the advantage to them will be as follows:

The Cost of Mr. Rennie's Sewer from the North end of Baker-street, to the Thames, in Northumberland-street, would not be less than	—	—	£ 70,000 — —
And the collateral Cut from the old Sewers into it, at least	—	—	12,000 — —
			£ 82,000 — —
The suggested Cut from the old Sewer in Brook-street, through Hanover-square into the Mary-le-bone Sewer, would not exceed	—	—	8,000 — —
To be saved by the Commissioners of Sewers	—	—	£ 74,000 — —

A reasonable portion of which may be expected by the Crown.

(Here follows Mr. Nash's Plan of a New Street.)

PLAN

October 19th 1866.

REPORT of the COMMITTEE of the COMMISSIONERS OF SEWERS, appointed by an Order of Court on the 10th October 1866, for viewing the state of the Open Sewer from Finsbury to the Thames.

* *Supra*, p. 19.

IN proceeding on the general business of the View, the first object that engaged the attention of the Committee, was, the Damage occasioned by the late overflow of the main Sewer, the water having passed over the side-walls into the grounds of John Elliot, Esq. the garden of Joseph Fryer and others, which are on this side of the two-foot bridge in the Willow Walk, and also over the gardens beyond it, extending nearly three quarters of a mile in length; destroying the crops throughout the whole of this great space, besides the great damage done on other lands.

This evil has been regularly increasing from year to year, as the Primaries from the distressed factories have too well evinced; difficulties that call aloud for active interference.

Evidence was given to the Committee, that in former floods the water did not rise to the level of the side-walk at the side of Fryer's garden; that it has gradually increased in height above the walk, within the last five years, and now rises to more than two feet above it.

The Committee then proceeded to examine into the Defects of the Sewer; which appeared to them to be principally as follows:

Where the Sewer discharges into the Thames, the neighbouring Meadows are about six feet beneath the surface of high water, at high spring tides. In passing through the bank that confines the River, the Sewer is separated into two diverging branches, each of which has a flap to close an opening of about three feet by two feet six inches, both at the same level; the bottoms of which are somewhat more than twelve feet beneath the river water at high spring tides; the openings to which these flaps are suspended, are very inadequate to a speedy discharge, when the Sewer is much filled with water. This is a subject of great importance, when it is considered that the time which is occupied in the River rising from the bottom of the flaps, and again descending to the same level at high spring tides, is usually about nine hours, during which there can be but little efflux, great damage always ensuing when a violent storm of rain falls during that period. The Committee were furnished, on being informed that the evil was much increased by the operation of these flaps, which are opened by machinery, a man being engaged by the Commissioners for that purpose. By the means of Hydrostatics, these flaps should be capable of being easily opened, as soon as the river water descends below that in the Sewer; but it is stated, that when the water at each side of the flaps, is at a considerable height above them, the flaps cannot be opened, with all the aid of the machinery, until the river water has descended to three feet below the water in the Sewer.

There is a want of capacity in the main Sewer, from that part which is walled in Fryer's garden, to where it joins Mr. Wilson's premises. The gardeners of the contiguous land between those points, have been allowed to plant trees on the banks of the Sewer. The disposition to make the most of a foaming advantage, has occasioned a continual encroachment on the Sewer: this class of men being insensitive to the ruinous consequence which in one day may be brought on themselves, and of the accompanying desolation that may be produced on the lands of their neighbours.

For the relief of the main Sewer, when overcharged, collateral Sewers of considerable breadth appear to have been contrived; they are too hydra-like to have been the effect of chance, or the promiscuous work of the neighbouring Landholders: they nearly pass round three sides of Totterd Fields, and also between Totterd Fields, the main Sewer, and the River; they are in many places interrupted by Dams, and from long neglect are nearly choked up and useless; the greater part, if not the whole of these collateral Sewers appear from evidence to have been formerly under the management of the Commissioners. The Committee received information, which information was also confirmed by their own observation, that the channels destined to receive the surplus water of the main Sewer, in the time of high tides, united with the main Sewer without any impediment to the free passage of the water, but that the branches destined for draining particular districts, invariably have, and it is stated always had, valued flaps where they communicate with the main Sewer; this they found to be the case with all the Sewers on the West side of the main Sewer, and the only one that has a valued flap on the Totterd side, is a draining Sewer from Wellminkin, that communicates with the main Sewer at the two-foot bridge immediately at the end of Fryer's garden.

The Deputes of the Commissioners for collecting the rates for this Sewer, contains a Statement, that King's Scholar Pond, in Totterd Fields, formed a part, from time immemorial, with the Sewers under the care of this Commission; no pond is there known at this time under that name, but if search should be made, probably more documents would be found relative to the same subject; the only pond answering the description is now called Duck Pond, which, though small, evidently appears susceptible of being extended over a large tract of common land, in relief of the Sewers at the time of floods; this common land forms a natural basin, but from neglect of the communications, does not now answer the purpose of relieving the Sewers. The Committee could not learn that there was any means to this pond, by water from the main Sewer during the late floods.

N° 12. (C.)

The information derived from Job Cury, a man considerably advanced in years, merits particular notice: he was formerly employed by the Commissioners to cleanse the collateral Sewers, on the Tordill side of the main Sewer. He knew, that what is now called the Great Duck Pond, was called King's Scholars Pond, when he was concerned in those works, and that he regularly called the channels leading to it from the main Sewer, for the Commissioners. There was also another Pond, ultimately called the Little Duck Pond, the site of which is now occupied by the Military Hospital and its garden: he knew that there was also a channel communicated by him for the Commissioners, which led to this Pond from the main Sewer.

Much of the surface that formerly received the surplus water of the Sewer, during the continuance of a high tide, is now raised or otherwise occupied. The Little Duck Pond is completely unutilised, as has been observed. Several Roads have been formed over Tordill Fields and through King's Scholars Pond, raised, according to the expression of a person who was concerned in making one, by bringing there an incalculable quantity of rubbish. Rubbish continues still to be brought and deposited in Tordill Fields in large quantities; the effect of this procedure, in the course of time, must be evident. The space thus formerly received the water is already reduced; the water, when impeded by the tide from passing into the Thames, must find a receptacle: if it is deprived of the low ground on which land, it must spread over parts that are cultivated, carrying destruction wherever it goes; for, as it was tried and thrown to the Committee, the water from the Sewer is of so noxious a quality, that it poisons every herb growing notwithstanding either to man or beast.

In the course of this View, the Committee made particular enquiry in what Officer's department it was to watch and prevent, or to give notice of any sudden impediment or annoyance committed on the open Sewers: They could not learn that any one considered it to be part of his duty.

The Committee cannot help suggesting, that the evils which occasioned their being called upon this View, have arisen, in a great measure, from a mistaken economy of the public money. It is in evidence, that the cleansing of the open Sewers, and the maintenance of the Embankments, was formerly done at the charge of the Commissioners; which the Committee are assured is also corroborated by their books. Some years since (said to be about twenty) application was made and leave was granted to the cultivators of the contiguous lands, to plant oaks at the sides of the Sewers; under the supposition that those plantations would defend the banks, and that the embankments would be maintained without any charge to the Commissioners. Since then, little more has been done, on the part of the Commissioners, than sometimes giving notice to a cultivator at the side of the main Sewer, to make good a destroyed branch. In the transferring of the care of these works from the Commissioners to the individual neighbours, the cause of the declension of the Sewers becomes evident.

In considering of the remedies, the Committee confined their attention to the relief of the Sewer, from the walled part in Fryer's garden to the Thames; leaving the prudence of letting down more water from the Town, to an after consideration: it being obvious, that, as present, such a procedure would be extremely impolitic, when so much damage arises from the water now received. The first object that appeared to them to require attention, was the getting a speedy discharge into the Thames, as the high water subsides; for this purpose, it may be necessary,

To enlarge and deepen the main Sewer near the River; to increase the number or enlarge the flaps, and to form them on a construction that may always admit of their being opened, when the water on both sides is at the same level:

To widen the main Sewer beyond the walled part in Fryer's garden, with broad, strong and high embankments, to be preferred clear of any planting, and of a certain breadth:

To rebuild and enlarge the two-foot Bridge over the main Sewer:

To secure all the collateral Sewers for receiving the surplus water, with regulations for their being periodically called and maintained of a sufficient breadth; valued flaps at the sides of the main Sewer to be only allowed to the draining Sewers from the west side, and from Westminster, north of the two-foot Bridge:

To reduce King's Scholars Pond from the great reservoir in violent forms of ruin, at the time of high water, with additional Channels from the main Sewer to the Thames, one or more additional cuttings may be made near the White Houses, about midway between the perfect flaps and Grosvenor House, for quickening the discharge from the collateral Sewers and King's Scholars Pond, when loaded with superabundant water:

The man who has the care of the flaps at the Thames, to be wholly retained in the service of the Commissioners; his attendance on the flaps is wanted about the time of high waters; in the intervals he may be occupied in watching the Open Sewers, which may be put under his charge for that purpose.

These Remedies are submitted by the Committee, only as those hastily suggested at the time of making the View; but, being a subject of considerable consequence to the public welfare, they are aware that it demands mature consideration; and being altogether in the department of engineering, they recommend that application be made to a person in that profession, for his opinion thereon.

Appendix,

A REPORT presented to the COMMISSIONERS of SEWERS for the City and Liberty of Westminster, and part of the County of Middlesex, on the 13th of April 1868, respecting the Defects in KING'S SCHOLARS POND SEWER, and the Mischiefs arising therefrom.

By WILLIAM TREADGOLD, Surveyor to the Commissioners.

HONOURABLE SIRS,

I PURSUANT to your Order of the 18th instant, to prepare a Report of the Defects in King's Scholars Pond Sewer, together with the Mischiefs arising therefrom; I beg leave to submit, on the subject of the Defects of the Sewer, an Abstract from the Survey made by me, and described in a book of drawings now in your Office.

It is not in my power to state a full account of the Mischiefs which are the natural consequence of the Defects of this Sewer; many persons having for a long time been deterred from prosecuting their cases, from a belief that the evil was incurable; others having been discouraged by not procuring relief in consequence of their complaints; and, latterly, the sufferers have been appeased by the assurance of a remedy being under consideration. The Minutes of the Commissioners, however, show circumstance of deplorable distress; from which and from some information which I have been able to collect, I shall point out circumstances in the course of the Sewer, which I hope will suffice for bringing to your minds some idea of the Mischiefs which are felt in the several neighbourhoods.

ABSTRACT from the Survey of KING'S SCHOLARS POND SEWER.

Height of the Sewer.*	Depth of the Sewer.	OBSERVATIONS.
Fl. In.	Fl. In.	
		This Sewer, from its commencement on the south side of Hampstead, to Crown Bridge in Park-place (being the continuation of Baker-street, on the north side of the New Road), is an open watercourse, which is supplied by several Springs.
5. 0.	5. 6.	At Crown Bridge the arched Sewer commences. From Crown Bridge it passes under a house in Park-place, and takes its course down Park-street to Allop's Mews.
5. 10.	5. 6.	
4. 9.	5. 4.	From the Mews it passes under Allop's Buildings in the New Road, and crossing the New Road, passes under a house in York-place, opposite to Allop's Buildings, taking a direct course to York-street. Under Allop's Buildings the Sewer is built with inferior materials, and is now very much decayed; the bottom in several places is blown up.
4. 3.	5. 3.	
		In York-street it turns nearly at right angles, at two places, within a few yards of each other, in its way to Spring-street.
5. 6.	5. 7.	From York-street it passes down Spring-street, Dorset-street, Manchester-street, and South-street.
5. 2.	5. 4.	
5. 6.	5. 6.	
5. 6.	5. 6.	
4. 5.	5. 4.	In Spring-street a considerable length of the Sewer was lately rebuilt at the expense of the Commissioners, and much still remains in a defective state. In Dorset-street and Manchester-street the bottom has failed in several places.
		Most of the houses in this neighbourhood are not properly drained.
4. 3.	4. 4.	From South-street the Sewer passes down Mary-le-bone-lane, to the north end of John's court.

From

* Where the Sewer at any one of the heights here described, is of two or more different sizes, the smallest is noticed.

No. 12. (D.)

Appendix, No. 12. (D.)—continued.

Height of the Sewer.		Width of the Sewer.	OBSERVATIONS.
Ft. in.	Ft. in.	Ft. in.	
			From South-street down Mary-le-bone-lane, to opposite Beaufort-street, the Sewer is nearly upon a level; a considerable part of it is very rotten, and the soil here collects in great quantities.
			In this neighbourhood the water rises from the Sewer into the lower story of the houses in ordinary rains.
			From Mary-le-bone-lane the Sewer passes under the houses on the east side of John's-court, under houses in Hunter's-court, and under buildings through Stratford-place Mews to Oxford-street, where it passes under the Stratford Coffee-house.
5. 2. 6. 0. 6. 3. 6. 3.	4. 4. 5. 6. 5. 6. 5. 6.		Under Oxford-street there is a Pier built in the Sewer, and a small arch turned over on each side, which has been termed a break-water, and appears to have been placed for the purpose of preventing the water from passing down too rapidly.
			The houses in Henrietta-street, in James Street, Edward-street, and Wigmore-street, and most of the houses in that neighbourhood, near to the line of Sewer, are flooded in heavy rains; an instance of which is the case of Mr. Pinfest, a baker, residing at the corner of Edward-street and James-street, who lately petitioned your Honourable Court, praying to be discharged for the loss he had sustained by the overflowings of the Sewer, whereby he had a great quantity of flour and other articles spoiled, and his business interrupted for several days; this he dares to be frequently the case in storms.
4. 0. 5. 9.	6. 0. 4. 0.		From Oxford-street the Sewer passes between South Moleen-street and South Moleen-lane, under houses the greater part of the way to
7. 1.	7. 6.		Lower Brook-street, opposite to Avery Row; a great part of which is very much decayed.
			The melancholy event, and the enormous expense incurred by the bursting of the Sewer under houses at the north end of South Moleen-lane, are circumstances that happened too recently to require being detailed here.
			The lower houses between Oxford-street and Brook-street, in the neighbourhood of this Sewer, are flooded in heavy rains; and persons have been prevented by persons inhabiting these houses, during the great deluge of their property by the overflow of the Sewer.
			From the New Road to Brook-street the Sewer is not of sufficient depth to drain the houses in any of the lower streets bordering on the line of it; the drains from the houses gradually enter the Sewer close to its bottom, and consequently are choked up by any trifling deposition of filth; and much of the district between the main Sewer and the Edgeware Road, is badly drained for want of sufficient current.
5. 10. 7. 9.	6. 9. 7. 1. 3. 10.		From Lower Brook-street the Sewer passes down Avery Row, in a direct line to Lower Grosvenor-street.
			About the middle of Avery Row there is a contraction, whereby the Sewer is reduced in breadth to three feet six inches.
7. 3. 4. 9. 4. 6.	7. 1. 8. 3. 8. 8.		From Grosvenor-street it passes under a house nearly opposite to Avery Row, and from thence under buildings to Beaton-street, which it crosses, and then takes an irregular course down South Beaton Mews, and under buildings nearly all the way to the north end of Berkeley-street.
			From Beaton-street to Berkeley-street the Sewer is full of contractions and break-water, which have evidently been built for the purpose of checking the impetuosity of the water, as in the instance before stated; and these parts of this length are very much decayed.
	3. 4.		There is a Pier in the Sewer of South Beaton Mews erected for a foundation to part of a house (formerly Lord Howe's) which is a great impediment to the passage of the water, the Sewer being there reduced to three feet eight inches in breadth.
			In all the neighbourhood of Berkeley-square along the course of this Sewer, from Grosvenor-street to Berkeley-street, the lower stories of the houses are inundated three and four feet deep during violent rains; one instance may suffice for the rest.

The

Height of the Sewer.	Breadth of the Sewer.	OBSERVATIONS.
Ft. In.	Ft. In.	<p>The house of Lord Douglas, in Beaton-street, is subject to the overflowing from the Sewer in their floors which usually occur in January; every time blowing up the flaps protrude at the innermost floor. Formerly these protrusions were painted immediately after every such occurrence; but the repainting five or six years takes place so frequently, that it has been found advisable to leave the pavement in the affected place into which they are thrown, until a short time before the family is expected to move. In the winter; the ice continually pervades the wood-work of the lower story, and whenever the floor is renewed on that account, the earth beneath is found to be in a state of mud, although the drains are kept close and in the most perfect order the safe will admit.</p> <p>Several of the houses in this large street have been deserted, and have remained unoccupied for a considerable time, on account of the mischief that the Sewer occasioned to them.</p>
6 0.	6 3.	<p>From Berkeley-street the Sewer takes an indirect course, across the garden and under Lansdowne House, on the South of Berkeley-square, and continues to run under buildings to</p>
4 6.	4 6.	<p>Little Clarges-street, and from thence under buildings to</p>
A Chain.	6.	<p>Curzon-street.</p>
3 3.	4 6.	<p>Under Lansdowne House, and for a considerable length, the Sewer is a circle only four feet six inches in diameter.</p>
4 3.	4 4.	<p>The contracted part under Lansdowne House, has been the subject of complaint for several years; and the mischief arising therefrom here, by the extension of the town, gradually increased to an extent alarming magnitude.</p>
		<p>In the summer of 1806, I directed an opening to be made in Lansdowne Garden, for the purpose of making observations during floods, and I have been the water rise there shown, but above the bottom of the Sewer is seven inches and a half, above which it did not externally increase in height, although the rain continued for a considerable time, the water having found a vent in all the lower floors of the houses in that neighbourhood, which appeared by the confusion the inhabitants were unfortunately thrown into, and the foot-path leading from Berkeley-street to Bolton Row being flooded nearly two feet in depth.</p>
8 3.	4 6.	<p>From Curzon-street the Sewer passes down part of Half-Moon-street, it then turns suddenly to the west, and with an indirect course passes under houses and buildings, nearly all the way to the lower part of Piccadilly, in which length the directions are various, and parts are decayed.</p>
3 3.	3 6.	<p>From Piccadilly the Sewer passes down the Green Park, and crosses Spain Square Park, at the west end in front of the Queen's Palace, to Buckingham Gate.</p>
5 0.	6 0.	<p>The Sewer from Piccadilly continues of the same size through the Park; the form is that of an Ellipse. The fall of the Sewer to the bottom of the Green Park, with a few exceptions, is from half to three quarters of an inch to ten feet.</p>
An Ellipse.	6 0.	<p>From Buckingham Gate it passes along Stafford Row and part of Stafford Place, where it turns suddenly under the houses, and takes a direct course to Charlotte-street.</p>
5 6.	3 0.	<p>The Queen's Palace has lately suffered much from the overflowing of the Sewer; a few years past, the lower floors were raised to what was judged to be a sufficient height to overcome this inconvenience, since which, the inundations have to much increased, that the Palace is again subject to the same evil.</p>
An Ellipse.	3 0.	<p>From Charlotte-street it is an open Sewer to the Thames, passing at the side of Mr. Jerny's garden-yard and the Stag beer-house premises, having fifty yards in its continuation from Charlotte-street, but about four hundred and thirty yards in length.</p>
6 6.	6 3.	<p>At Berwick-street the passage of the water is divided for about fifty yards, under a bridge and buildings belonging to the Stag beer-house premises, which impede the passage of the water; notwithstanding the effect of the current has been to great beyond this bridge, as frequently to force down the walls built by the Corporation for the protection of the Sewer, as well as for the protection of the adjoining houses.</p>
(1813.)		From

Appendix, No. 12. (D).—continued.

N^o 12. (D.)

Height of the Sewer.	Result of the Sewer.	OBSERVATIONS.
		<p>From the walled part, the Sewer takes an indirect course through the low lands on the west side of Totten Fields, and discharges into the river Thames at Millbank, nearly opposite to Vauxhall.</p> <p>The average fall of the open Sewer is about one-eighth of an inch to ten feet.</p> <p>The top of the wall at the side of the Sewer, by the Stag brewhouse premises* is about two feet four inches under the high spring tides; the banks of the Sewer from thence to the river are, on an average, five feet four inches under the high spring tides; and the bottom of the Sewer, where it passes under Millbank at the sluice into the river, is about thirteen feet below the high spring tides.</p> <p>During high water the Sewer does not discharge into the river Thames, the communication being stopped by flaps constructed by the purpose of preventing the neighbouring grounds from being overflowed by the tides.</p> <p>The discharge of the drainage from this large district being only obtained at intervals, which are regulated by the tides, is a circumstance that has of late years produced considerable mischief. When a great fall of rain occurs while the river water is near its summit, the banks of the Sewer are overflowed, and a vast tract of cultivated land (chiefly market gardens) is instantly laid waste.</p> <p>The deplorable situation of the occupiers of these grounds, and other premises in the same quarter, when their devastations take place, has been reported in a Report of a Committee of the Commissioners, dated October 13, 1866.</p>

Seyn, p. 55.

HAVING stated what occurred to me on the several parts, in proceeding along the Sewers I think it necessary here to advert to the general consequence of the various breakwaters and contractions.

It is obvious, that the breakwaters have been built in the Sewer from time to time, to check the impetuosity of the water, each one to relieve an evil which existed in its neighbourhood, but on doing thus the effect of impeded water was only removed from a lower to a higher part of the district.

There is a want of increasing capacity as the Sewer advances; the size of the Sewer varies in an order the reverse of what it ought to do; instead of increasing in capacity as it proceeds, it is variously contracted from the New Road to Half-Moon-Street, Proceeding, in which last place it is considered to require an increase of more than half of the capacity which the Sewer obtains at the New Road.

If all the obstructions that occur in the present Wastewater should be removed, and a sufficient capacity obtained for the water to pass freely from all the upper parts of the district, the sudden descent of so great a quantity of water in floods, when stopped from passing into the River at high water, must inevitably inundate all the low lands; or, in other words, the removal of the obstruction in the upper part of the Sewer, would only occasion an accumulation of the evils upon that part of the district which is beneath the high water of the Thames, that is, upon the part which is between the Green Park and the River.

This must be the consequence, if water is suffered to pass down more rapidly than it now does from the town, without first procuring a free inlet to the River at high, as well as at low water; the quantity of water passing down is always increasing with the extension of the town, and several large Plans are now in agitation, for continuing the buildings in the higher parts of the district drained by King's Scholar Pond Sewer.

The Summary of the Defects in King's Scholar Pond Sewer, represented in the foregoing Statement, is as follows:

A want of a free outlet into the River Thames:

A want of increasing capacity as the Sewer advances, in proportion to the quantity it has to drain:

A want of depth north of Brook-Street:

A want of a better distribution of its current.

Besides which, it is nearly one half of its length under houses and other buildings, in its passage through the town, occasioning an enormous expense when works are required to be done in those directions, and in several parts, the Sewer is in a ruinous state.

I am, Honourable Sir,

Your obedient humble Servant,

William Treadgold.

April 13, 1866.

A REPORT on the Means of rendering the present Line of Sewer, called KING'S N^o. 12. (E.) SCHOLARS' POND SEWER, adequate to the Drainage of the District to which it belongs; presented to the Committee for the Improvement of the Sewers, on the 11th of June 1868.

By WILLIAM TREADGOLD, Surveyor to the Commissioners.

HONOURABLE SENES,

Sewers Office, 11th June 1868.

IN pursuance of your Order of the 18th May last, that I should consider whether any and what improvement can be made on King's Scholars Pond Sewer, so as to remedy the existing inconveniences as stated in my Report of the 17th April, coupled with the means of providing for the drainage of any additional buildings, and that I should report to you thereon forthwith; I beg leave to present to you my Report thereon, as follows:—

The arched Sewer commences at Crown Bridge situated in Park Place, which is a continuation of Baker-street, on the north side of the New Road at Mary-le-bone.

The part lately arched over in Park-street, near Crown Bridge, which is five feet six inches high, and five feet six inches wide, is not more than sufficiently large for the use of the additional buildings that may be erected upon the district above; but the Sewer, in its course to Mary-le-bone-street, is in parts much contracted, and very deficient in depth, particularly in South-street, Manchester-square, where the size is only four feet three inches high, and four feet four inches wide.

At the east end of South-street, the bottom of the Sewer is only eleven feet below the surface of the pavement. Where the paving of the area of the houses is nine feet below the surface of the street, as at South-street, the proper depth from the surface of the street to the bottom of the Sewer, in order to prevent the houses from being flooded when the Sewer is full of water, is fifteen feet; but less than thirteen feet is very unsafe.

This want of depth in the Sewer, exists all the way from the New Road to Manchester-street, being most deficient in Baker-street.

Down Mary-le-bone-street there is a great want of current, nearly one half being upon a dead level; and the capacity requires to be much increased when it arrives at Bernick-street, where it will have received the water from all the district north of Portman-square and westward of the main Sewer; and when it arrives at Barter's Court, it will have received all the drainage of the district eastward of the main Sewer to Oxford-street.

The sum of the two apertures at the breakwater pier in Oxford-street, is about one-fourth less than the Sewer at Crown Bridge. If that breakwater pier should be removed, the Sewer would have a tolerable capacity for about 130 feet in length, which includes the part rebuilt in 1866.

From the part rebuilt in 1866 under the house in Oxford-street at the corner of Davina-street, and under the sheds at the back of South Molton-street to Brook-street, the Sewer is again considerably less than at Crown Bridge, and for want of depth from South-street to Brook-street, all the low ground on the west side of the Sewer in that district is constantly subject to inundation.

Except the short length mentioned at Oxford-street, this Sewer, from the commencement of South-street to Brook-street, is deficient in capacity; and the whole length from the New Road to Brook-street, is deficient in depth. I am not aware of any means that will remedy these evils, short of rebuilding the Sewer; and I am of opinion that at some future time, a new Sewer must be erected from the New Road to Brook-street.

From Lower Brook-street to Lower Grosvenor-street, I consider the Sewer to be of sufficient capacity, except in two places; the one is a contraction in breadth, which may be removed, and the other is in the height, for the length of about fifty feet; to remove this, the arch may be taken off, and the springing walls raised.

From Lower Grosvenor-street to Beaton-street, the Sewer continues of sufficient breadth; the springing walls will require raising for about 180 feet in length.

From Beaton-street to Berkeley-street, the Sewer will be of sufficient breadth, when all the contractions and breakwaters shall be removed. It will however be necessary to take down the arch, and raise the springing walls for about 600 feet; and, for the preservation of the Sewer, it will require a new bottom from the proposed new part near Brook-street to Berkeley-street.

But

N^o. 12. (E.) But the fall of the Sewer is very deficient from Druton Street to Berkeley-Street, being less than two feet in a length of 746 feet; and to remedy this, the Sewer will require to be altered or rebuilt all the way from Druton-Street.

The whole length of Sewer from Crown Bridge at the north end of New Baker-Street to Berkeley-Street, is about 7,800 feet, of which 7,000 feet will require to be rebuilt, 2,748 feet being under houses and other premises the property of individuals, and 4,662 feet under streets.

Between Crown Bridge and Berkeley-Street, the part of the Sewer requiring to be rebuilt passes under eleven houses, of which three are of the first rate, five of the second rate, two of the third rate, and one of the fourth rate, and under the courts and offices of other houses making the total number of dilapidated premises 77.

I beg leave to notice, that this point near the South-east corner of Berkeley-Square, is the place from whence a new main Sewer along Berkeley-Street to the Thames, near Charing Cross, has been proposed by Mr. Roebuck, the Engineer employed by the Court, by which all the water from the whole district northward of Berkeley-Street, is proposed to be carried off, without any communication with the old Sewer running under Lambdown House. In that case, the remainder of the old Sewer running from Berkeley-Street to the Thames by Tottenham Fields, would have no other service to perform for the town, than that of draining so much of it as lies between Berkeley-Square and the Parks; a service for which the present capacity of that part of the old Sewer is amply sufficient all the way from Berkeley-Square to the River, and is not likely ever to want alteration on account of deficiency, under all the changes that can possibly take place on the lands it would have to drain.

But, supposing it may be understood, that I am much perfectly convinced of the superior advantage of Mr. Roebuck's Plan, I now proceed, in obedience to the direction which I have received, to consider what alteration will be required in the existing Sewer from Berkeley-Street to the Thames, to make it capable of draining the whole of the District, as well above Berkeley-Square as below it, extending from Houghall to the Thames, by Tottenham Fields.

The present Sewer continues from the bottom of May Hill, through the whole length of Lambdown Gardens to the south-east angle of the house, passing under that house and others in a diagonal line; and from thence under other houses and buildings to Curzon-Street, a length of about 900 feet, the whole of which will require to be new, as the capacity of this Sewer is here but half that which it is at Crown Bridge, May-Je-bone, where the arched Siphon commences.

The taking up the old Sewer and setting a new one, under a building of such magnitude and consequence as Lambdown House, would be a serious operation; the Street passing in a diagonal line, and the length under this house and others being about 130 feet, would require a large proportion of the lower floors to be removed, and many of the walls to be undermined, and part of the offices under the garden to be taken down.

After quitting Lambdown House, the Sewer continues to pass under buildings nearly all the way to Curzon-Street, and is only four feet six inches wide from Lambdown House to where it passes under a house in Half-Moon-Street; it again passes under buildings the greater part of the way from Half-Moon-Street to Piccadilly; there is about 100 feet in length adjoining to Half-Moon-Street that is nearly of a proper size; but all the rest to Piccadilly is very deficient in capacity; the whole length therefore (except this short piece by Half-Moon-Street) must be rebuilt to convey the water from Berkeley-Street, being 1,460 feet in length to Piccadilly, exclusive of the 100 feet that has been mentioned.

Where the Sewer crosses Piccadilly, a length of about 70 feet is of an ample size, but the Sewer down the Green Park is now fully charged in heavy storms of rain. Should an unobstructed passage be given under Lambdown House, &c. I have no doubt that the Sewer in the Green Park would prove to be deficient in capacity; where it reaches the low grounds about Buckingham House, it has but a small current; the water there requires a check, and to relieve this, the Sewer requires more breadth than it has above, where the descent is quicker. Although I am aware of the general efficacy I am not competent to fix the exact proportion the flat Sewer should bear to the other; but I am of opinion, that it should not be less than one-fourth larger in breadth, even if the Queen's Palace and the houses in Stafford Row were sufficiently high to protect themselves; but as they are not, since the water now flows into them in storms of rain, it will be necessary to give such breadth as may remove the present inconveniences, and give protection to these houses, when an unobstructed passage shall be given above; therefore, there will be required a new Sewer from Piccadilly to Charlotte-Street, Piccadilly, where the arched Sewer commences; a length of about 2,634 feet.

Exclusive of the 100 feet by Half-Moon-Street, and the 70 feet crossing Piccadilly, a new Sewer would be necessary from Berkeley-Street to Charlotte-Street, Piccadilly, in length 4,234 feet, of which 1,410 feet are under houses and other private premises, and 2,824 feet under streets and open grounds. The Sewer passes under three houses of the first rate (one of which

in Lambhouse House) and three of the second rate, between Berkeley-street and Piccadilly, and N° 12. (E.) one of the third rate in Bedford Place, and under the courts and offices of 36 more houses, making the total number of distinct premises 43.

At the side of Charlotte-street, Finsbury, the open Sewer commences, having side-walls from thence to some distance in Fryer's garden, a length of about 1,300 feet; the Sewer is from seven feet three inches to eight feet nine inches wide, (proceeding a little way towards the end. The left gutter was remarkably free from stones, and during that season (1807) little inconvenience was experienced than usual throughout the whole line of this Sewer; but generally this open part of the Sewer has been fully charged, and overflowed at times when heavy rains occur. If the Sewer above should be enlarged, in so to pass down the water freely from the town, this open Sewer, which is very flat, would be found to be greatly deficient, and must be much widened, requiring new walls part of the way on one side, and where it is very crooked, on both sides. This Sewer is also confined in the passage under a Bridge and some buildings at the side of the Stag-brewhouse, where it would require to be rebuilt.

From the end of the walled part in Fryer's garden to the River, the Sewer is a ground channel, excepting where it passes under the two-foot Bridge in the Willow Walk, and under a Bridge in the premises of John White, Esquire; the left has an arch of very ample dimensions for the passage of the water, but at the two-foot Bridge the water-way is very much contracted, and it would become necessary to rebuild the whole of it.

If the water should have a free passage from the town, and the ground channel should be retained of a moderate breadth, the increased velocity of the water through it, would require the sides to be secured by some strong works, either of composition or brick, in length about 3,818 feet, from within Fryer's garden to the Thames, nearly opposite to Vauxhall.

I have considered the works necessary to bring the water by the old line of Sewer with a free passage to the low grounds near the Thames. These low grounds are from six to seven feet beneath the high spring tides; and when the tide rises to the level of the low grounds, the opening to the River is flat, and must remain so until the tide shall again descend to that level. The range of high tides being about 18 feet four inches, and the flux and reflux exceeding 12 hours, it follows that at high tides the best constructed flaps or gates at the Thames must be shut more than 4 hours out of the 12, or more than $\frac{2}{3}$ of the 12. It is necessary to guard against a violent fall of rain, which may happen when the tide is making; and if the rain-water should be brought down by a free and uninterrupted passage to the lower parts, it will be retained there, until the tide shall subside sufficiently for the flaps to be opened. It is necessary to provide even for an extreme case, because if an inundation should take place, however short a time the water may lodge, the mischief will be affected. Therefore the banks of the open Sewer must be raised above the high spring tides, or a reservoir must be provided for the reception of the descending water at the time of high tides.

Here is a large quantity of valuable property, extending not less than a mile and a quarter in length, and consisting of meadows, garden grounds, and numerous buildings of various kinds, including Buckingham House, the safety of which depends on the high water of the Thames being securely shut out at Millbank, and on preventing at the same time an inundation, by the water descending from the town.

It has been decided, that considerable inconvenience would occur from an unembanked Sewer to hold water to a height equal to that of the high water in the River, while drains from Buckingham House, and many other houses in that neighbourhood, which are beneath the high-water mark, communicate with it, because of the improbability of keeping valves to every drain in such good order as to prevent the high water from flooding the houses; a reservoir would therefore become necessary, to receive and retain beneath the surface of the low grounds the superfluous water descending from the town.

The main Sewer may be calculated to contain a quantity of water equal in height to that of the surface of the low grounds; which surface being taken at six feet beneath the high-water mark, would be nearly the level of the bottom of the old Sewer at Charlotte-street, Finsbury, a length of 5,118 feet from the River, the Sewer cannot be quite empty when the tide has risen to 12 feet beneath high-water mark; but reckoning the whole contents, the depth next the River would not be eight feet, and the bottom forming an inclined plane to Charlotte-street, Finsbury, the average depth may be reckoned at four feet, and being in length 5,118 feet, and making the breadth at 12 feet, the main Sewer, as a reservoir, would hold 245,144 cubical feet of water.

More than two inches of rain has fallen within an hour, and as I am desired to consider how the water from the whole district, when built upon, may be discharged by the line of the present Sewer, I must suppose a provision to be made for the quantity that would descend while the outlet to the Thames would be closed; and as this at certain times is more than four hours, the great body of water would pass down from the town much within that time, if all the water-courses should be made sufficiently capacious, which is the object in view.

The length of the district which this Sewer drains, is about five miles and a half, and on an average about three quarters of a mile in breadth, that is, 29,040 feet long and 3,960 feet broad, (18p.) 11 making

N^o 11. (E.) making 124,998,400 superficial feet, which at two inches in depth is equal to 19,166,400 cubical feet; it is difficult to say what absorption and lodgements may take place, but if the whole district should be covered with buildings or pavement, the absorption and lodgement would not be great. If only half of the rain-water should proceed to the lower end of the main Sewer, the quantity would be 9,583,200 cubical feet, of which I have supposed 246,144 might be contained in the main Sewer; there then remains 9,337,056 cubical feet to be provided for, which I conceive could only be done by a reference in the nature of a basin, to be well walled in, and to be secured from contravention and damage, having flaps or gates at the discharge into the River.

The bottom of the basin must be above the low water of a neap tide, and therefore cannot in depth be more than nine feet beneath the surface of the low ground. The basin would therefore require a surface of 1,037,432 superficial feet, which is nearly 24 acres, and would be larger than the new London Dock, without reckoning the addition necessary for embankment, slopes, &c.

My directions being to state what could be done on the floor of the existing Sewer, I did not feel myself at liberty to propose any deviation from it by auxiliary Sewers. But I beg leave to offer my sentiments generally upon that subject. When a descending Watercourse diverges into two channels, lodgements of filth easily take place in one of them, by a passage being kept free in the other by the passing water, and this continuing for a length of time, the lodgements of filth increase in the one until it be quite filled up. This is a common occurrence in open watercourses, where the lodgements of filth requires to be removed from time to time, but in close Sewers the lodgements would not be known, while only the ordinary water (which one Sewer would convey) would pass down, and the impediment would only be discovered when great torrents should descend and the service of both Sewers would be wanted. I am decidedly of opinion, that a main Sewer should have but one channel, in order that it may be continually scourged by the water being confined to that passage.

The length of the old Sewer from Berkeley-street to the Thames is 9,517 feet, of which 4,409 feet is a close Sewer, requiring 4,424 feet to be rebuilt to obtain the necessary capacity, if it should be required to convey, without impediment, all the water from the District north of Berkeley-street. There are about 1,200 feet of open walled Sewer that would also require to be enlarged and rebuilt, and two Bridges, and the contiguous parts to be also rebuilt; and 3,218 feet of ground channel to be secured, either with walls, or other strong works, besides the formation of a Basin or Reservoir, of a magnitude not less than that already described.

WILLIAM TOWNSEND,

Surveyor to the Commissioners of Sewers.

N^o 12. (F.)

Appendix, No. 12. (F.)*

*Supra, p. 19.

A REPORT, presented on the 27th May, 1867, to the COMMISSIONERS of SEWERS for the City and Liberty of Wykehamster, and part of the County of Middlesex, suggesting Means for the Improvement of the Drainage of that District, now drained by King's Scholars Pond Sewer.

By JOHN RENNIE, Civil Engineer.

GENTLEMEN,

WHERE is merely a question, What is the best Line of a Sewer to carry away all the Water that falls on that district of Land which now drains into the river Thames by King's Scholars Pond Sewer? the question would be easily solved; but this question involves in it so many other important considerations, that I candidly confess I have felt more difficulty in deciding what Line, under all the circumstances of the case, is the best, than in almost any other subject of much more natural difficulty than this appears to be.

The present King's Scholars Pond Sewer, I believe, is admired by all that have examined it, not only to be laid down in a very irregular direction, but to be imperfectly executed, in such bad repair, and to have its head an outfall into the Thames, that it would be only wasting money to attempt to render it perfect.

Many places of it are besides so much covered with houses that the expense would become enormous. It is therefore advisable that the Sewer should not become the principal source by which the Water, Soil, &c. of so important and interesting a part of the Metropolis as it now has to drain, should be discharged into the Thames.

Independent of its bad direction and imperfect construction, its outfall into the Thames is so low, and this low or flat land continues to such a distance backward, that, were even the

higher

higher parts of the Sewer perfect, this alone would be almost sufficient to condemn it. Water draining from an extensive tract of ground, covered with houses, where much mud and soil is to be carried off, becomes in progress with this kind of matter, that whereas a stagnation takes place it deposits its contents, and chokes up its channel; although, therefore, it is possible to raise the banks of the low Flat between the Queen's Palace, and where it discharges the Water into the Thames, yet it would not be practicable to occasion such a current through this Flat (unless by the destruction of much valuable property), as to prevent a very considerable settlement of mud taking place in its channel; and this, by degrees, would raise the bottom to such a height as to overflow many valuable houses in Finsbury, and even Her Majesty's Palace itself. No doubt, that by keeping people constantly employed to clean it out this might in some measure be remedied; but a Sewer that is to perform its work by constant attention and repairs, is not fit for the Metropolis of the British Empire.

A perfect Drainage can best be effected by a perfect outfall that will keep itself clean, without the constant assistance and superintendence of your Surveyor. Such an Outfall should therefore be found, not in the low and flat marshes lying between Whitehall and Chelsea, but in some place where the ground is sufficiently high to admit of a Sewer being built, with a declivity capable of clearing away its own mud and soil, and of discharging its water fully and freely into the Thames.

On examining the Shores of the River with much attention, I have not been able to find any place, within a moderate distance, where such an outfall could with advantage be made higher up the river than Scotland Yard. Here, no doubt, the ground is lower than could be wished close by the Thames; but this low Land extends but for a short way backwards; at Charing-cross it is high, and the rise from thence is rapid; but from about the end of Craig's Court, to the Thames at Scotland Yard, it is but little above the high water of an ordinary spring Tide. The distance however is short, and therefore there can be little doubt that the Current from the Sewer above will be sufficient to keep the Outfall clear. At the same time I have no hesitation in giving it as my opinion, that it will be better if the declivity can be maintained quite to the verge of the Thames itself: for this purpose it may be a matter worth consideration, whether it would not be better to make the Outfall at the bottom of Northumberland Street, where the declivity of the ground extends quite to the Thames, than to pass through any low Land at all.

There appear to me three Lines from Charing-cross, that may be followed:

The first is to pass from Charing-cross along the main Street, towards Whitehall, as far as the Land Revenue Office, and thence turn to the East, through Middle Scotland Yard, to the Thames at the Lime-wharf. By this line the whole of the Sewer would be in the wide Streets easy of access for execution, as well as to receive any repairs that hereafter may be wanted.

The second is to pass through Craig's Court, and from thence to the Lime-wharf above mentioned, nearly in a straight line; but here there must be some houses pulled down on the South side of the Court.

The third is to pass up part of the Strand, and turn down Northumberland-street, and enter the Thames by Wood and Co's Coal-wharf.

The first will be by far the easiest done; the Streets are wide, and the ground low. It does not interfere with the Plans that are in contemplation by the Crown, for building on their lands; but the distance is eighty yards longer than the second; and the ground is lower than could be wished.

The second is more difficult of access; the entrance to Craig's Court is narrow, and the depth of cutting would endanger the houses on each side of the entrance while the work was in hand. This narrow entrance is about 30 yards in length. The houses on the South-west side of the square are valuable; and the line from thence to the Lime-wharf in Scotland Yard would interfere in some degree with the Plans of the Buildings intended by the Crown. The Line of Sewer is besides 30 yards shorter than the other, and the ground is also higher and more regular in its declivity; were it not therefore for the obstacles in question, I should greatly prefer this line to the former.

The third line is on higher ground than either of the two former; it is shorter than the first by 33 yards, but longer than the second by 47 yards. The entrance to Northumberland-street is however narrow for about 16 yards, but not so much so as that to Craig's Court.

From the whole of these circumstances taken together, I am inclined to prefer the line by Northumberland-street; though, were the obstacles in Craig's-court removed, I should prefer that line.

On the supposition that the Honourable the Commissioners will sanction the Outfall to be at or near where I have stated, I will next proceed to deliver my opinion respecting the various projects that have been laid before them, for the best Line of Sewer from the high grounds North of Saint Mary-le-bone to Charing-cross; and afterwards describe another Line which has occurred to myself.

There

N^o 12. (F.) There is a district of ground covered with houses of not less than 1,000 Acres, as well as a district of 600 Acres not yet built upon, but which, at no very distant period, is likely to be covered in part, if not entirely, with houses. All the water from which, as well as what is supplied for the use of the inhabitants from the New River and Chelsea Water-works, drains through the present King's Scholar's Pond Sewer; and this Sewer has been carried along the bottom of the valley into which the district above described drains.

The bottom of a valley is no doubt the natural channel to which the water on each side of the valley should come; and had the main Sewer been laid down in a proper manner, and of sufficient capacity and declivity to carry off the whole water, mud, and filth, and that it could have been readily got at to repair, there is no doubt that it would have been the best Line for the said Sewer, that could have been devised, its entrance to the Thames excepted. The entrance, however, might be a proper one in the original state of the Thames, although very much otherwise now; but so far as this Line, namely, the bottom of the valley, can conveniently be followed, it ought to be done in whatever is now to be executed, as the drainage of the whole naturally tends that way.

Several Lines have been laid down for the Sewer to drain the extensive district already mentioned, by various Members of your Honourable Board. All these have, one exception, commences at the same point, namely, at the head of Baker-street, which, in my opinion, is the best place that could have been chosen, as the whole water of the district above the New Road, and which is at present little built on, declines to that part. The Lines they propose to follow from this place to the Thames, are, however, various.

The first Plan is to begin at the head of Baker-street, to pass along that street, Orchard-street, North Audley street, and South Audley street, to Mount-street, along part of the said street to the lower end of Davies-street; then to cross Berkeley-square, and along Berkeley-street to Piccadilly; then to turn Eastward along the said street, to the head of Saint James's-street; then to turn down St. James's-street to Pall-mall, there to take in the Pall-Mall Sewer, and run along this street and Cockspur-street, to Charing-cross, and from thence to the Thames.

The Line of the above Sewer is no doubt a very straight one, and passes through streets of great width, by which it could not only be easily made, but readily got at whenever repairs are wanting; but it seems to me that the Line from the lower end of Orchard-street to Berkeley-square lies too near the West side of the valley, and leaves too much to be done by the old Sewer, which now, in crossing Brook-street, Lower Grosvenor-street, and Bruton street, passes under many houses, and I fear would be full apt to overflow them; besides it could not well be got at for repairs, and Sewers, or branches from the East side, could not be readily brought into it, as the ground rises to the Westward.

The Sewer in Pall-Mall is too low, and if such a quantity of water as would come from the above district were brought down to such a level as this street lies in, I should fear mud would settle in it, and the Houses in Pall-Mall would frequently be overflowed.

The second Plan is to make a Sewer from Oxford street, along Bond-street, and Piccadilly, to the head of the Hay-market, and down this street to Cockspur street, and from thence, by Charing-cross to the Thames.

This Line of Sewer is what I should much prefer to the former, was it not for the very great depth of cutting from the end of Bruton-street, along Bond street, Piccadilly, to near the Opera House; for although a good deal of this ground is now so high as the upper part of Bond-street, yet, as the Sewer should have a regular declivity, the cutting becomes deeper and deeper until it reaches the head of the Hay-market, where it is upwards of 42 feet deep.

By borings which have been made at the lower end of Bond-street, at the Brown Bear, Piccadilly, and at the head of the Hay-market, it appears that at the first there is six feet made earth, six feet gravel, and afterwards clay downwards to at least 38 feet deep. A Sewer with a regular declivity would here be 38 feet deep to the bottom; and as the backwork of the sewer itself would require to be at least 10 feet high above the bottom, it would come within 10 feet of the top of the clay.

At the Brown Bear, Piccadilly, there is 6 feet of made earth, 10 feet of gravel, and afterwards clay; the Sewer would therefore be here about 38 feet deep, so that its top would be about 10 feet under the top of the clay.

At the North end of the Hay-Market there is seven feet made earth, five feet of gravel, and afterwards clay; the bottom of the Sewer at this place would therefore be about 42 feet under the ground, so that there would only be about 12 feet of clay above its top.

In making a Sewer through such a Line it becomes a serious question, whether it should be done by cutting the ground open to the top, or by Tunnelling. If the whole of the ground had been strong clay to the surface, there is no doubt that Tunnelling would have been by far the best mode; but, as the depth of clay above the Tunnel is only in the deepest place 22 feet, and in others not more than 10 or 11 feet, with a bed of gravel above, in which there is a good deal of water, I should fear that Tunnelling would be a very dangerous operation indeed, and such as I should be little inclined to advise being undertaken. Cutting open

to the depth of from 30 to 42 feet I also conceive a very serious undertaking, and should not be done, if it is possible to avoid it. It therefore appears to me, that making a Sewer in this Line, would be a measure too expensive and hazardous to be adopted. N° 12. (F.)

The third Plan is, to follow the first Line from the head of Baker-street to South Audley-street, through Seymour-place, Hamilton-street, across Constitution-hill; and by the North-west wall of the Queen's Palace Gardens, across Grosvenor-place, to Bloody Bridge, and from thence to Grosvenor-row, Chelsea, where it is proposed to communicate with the Creek that turns off the Thames at Ranelagh-Glairs.

This Line I think very objectionable, on two grounds; first, on account of its length, being nearly Two Miles and an Half to the crossing of the road at Grosvenor-row, Chelsea; which is above a Quarter of a Mile longer than the second Plan, and of course the fall per mile is proportionably less.

Secondly, on account of its being on the verge of the Parish, and distant from the greater part of the ground to be drained, and any Side-Sewer that may be brought to it must be made on ground rising to this line; these reasons are sufficient in my mind to set this Plan aside.

The fourth Plan begins at the top of Baker-street by the New Road, and continues along this street to the corner of Blandford-street; along this street, South-street, and Mary-le-bone-lane to Oxford-street, which it crosses, and runs along Bond-street to the corner of Vigo-lane, into which it turns, and passes through Grafton-street, Mary-le-bone-street, Shag-lane, and the Hay-Market, to Charing-cross. The author of this Plan proposes also to continue down Bond-street, to Piccadilly, in place of passing by Vigo-lane, and to go along Piccadilly to the Hay-Market, and so on to Charing-cross, as before. A third change is also proposed, namely, to pass along Bond-street across Piccadilly, down Duke-street, and along Leinster-street, to York-street; down that street, and across Saint James's-square, along Charles-street, and into the Hay-Market; and down the Hay-Market into Cockspur-street; and along the said street to Charing-cross, where it joins the former line.

The author of these Plans has taken great pains to examine the ground, and he has certainly pointed out several good lines; but there is a great quantity of deep cutting between the end of Vigo-lane, and the lower part of the Hay-Market, by the two last-mentioned of these lines; and the last is also objectionable on smaller grounds, though not to such an extent as the former. Had Tunneling been advisable, I should most likely have preferred one of these lines.

The fifth Plan proceeds upon the principle of catching or intercepting the water in its course towards the Thames by three several Lines of Sewers crossing the valley to be drained, transverse ways, and embracing a much larger district of country than either of the others.

This Plan consists, first, of a Line of Sewer to commence at the end of Portman-street in Oxford Road, and running Westward to discharge itself into the Thames, either by the Line of Baywater, or some other Sewer near to Hammer-smith.

The second Line is proposed to commence near Lord's Cricket Ground, and to pass through Church-street and Paddington Green, to the Tunnel under the Paddington Canal.

The third, or Eastern branch, is proposed to commence near to Holles-street in Oxford-street, and to continue in a straight line Eastward, till it meets Holborn, from this it is proposed to be in the best line to the Sewer begun by the Proprietors of Edinon to the West of Saint Clement's Inn. By these lines, the branches which now in heavy rains overload King's Scholars Pond Sewer would be cut off, and that Sewer relieved from a great part of the drainage it has now to perform; and it is imagined that it would be sufficient to drain what would then remain to fall into the main Sewer.

Were the district of country to be sewed very extensive, and that there would be great difficulty in contrivance a Sewer sufficiently large to take the whole of the Downfall-water; as well as that brought in for the use of the inhabitants, a plan on the catch-water system might be advisable; and something of this kind would then become necessary: But, as I apprehend, if a short Line with a regular Fall was adopted, a Sewer of moderate dimensions would be equal to the object, I am of opinion that it will be better to follow a short and direct line of Sewer with such a Fall as can here be got, than to follow a line more circuitous, where the Fall per running yard must of consequence be much less: On this account, therefore, it appears to me that the plan above described is objectionable.

The sixth Plan is, first to follow the old Sewer until it crosses Baker-street, but there to depart from it, and pass along Baker-street in a straight line to the West end of Cannon-street; then to turn to the East along Cannon-street, until it meets the old Sewer at the North end of Half-Moon-Street, where it is proposed to join, and pass to the Thames by the old Sewer.

Secondly, to make a new Sewer from the head of High-street, Mary-le-bone, until it joins the old Sewer at the crossing between South-street and Blandford-street; then to follow the old Line to the end of Aveugl-street; from thence to go along Grosvenor-street into Bond-street, freet,

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Nº 12. (F.) Street; and by a new Line of Sewer along Bond-street, Mary-le-bone-street, Hay-Market, and Cockspur-street, to Charing-cross.

In the first place, it appears to me, that there is a much greater extent of Sewer by this Plan than is necessary: secondly, following the old Sewer from the crossing of South-street and Ballinade-street to the lower end of Avery-street, is exceedingly objectionable; because in this line the Sewer passes under many houses, and the streets in general are very narrow, which renders it difficult of access either to do new work or make repairs. The ground from Vigo-lane to near the lower end of the Hay-Market is all high, and will render the expense of the work very great; under these circumstances, I must give my opinion against this plan.

On considering attentively these different Plans, it appears to me that the one least objectionable is that described in the Fourth Article, where it commences at the head of Baker-street, and continues along that Street to Blundell-street, along this Street, South-street, Sales Mary-le-bone-lane, Bond-street, Piccadilly, Hay-Market, Cockspur-street, Charing-cross, and so on to the Thames: and I fairly confess I feel some difficulty in deciding whether the plan I mean to propose is much less objectionable than this; I shall however state my reasons why I prefer this plan, and leave it to the discretion of the Honourable Commissioners to decide.

The Plan which under all the circumstances of the case appears to me the best, is as under.

I would commence the new Sewer at the head of Baker-street, and from thence pass down this Street and Orchard-street to Oxford-street; at Oxford-street, I propose to turn to the East, and pass along that Street to the head of Davies-street; then turn to the South along this Street, and across Berkeley-square to the head of Berkeley-street: here the old Sewer may either discharge its water into the new one, or may cross it: the former seems to me the best. The new Line of Sewer should then run along Berkeley-street to Piccadilly. So far the whole Line of this Sewer will pass through wide Streets; and where the depth of cutting is seldom more than what is just necessary for the depth that it ought to be made under the surface of the streets, to afford a complete drainage to the district of houses through which it passes, except a very short distance, where it crosses the old Sewer at the bottom of Hay-hill: here I propose that the ground should be raised from two to three feet at the lowest place, this will no doubt occasion an inconvenience to the lower houses at the head of Berkeley-street; but as it will improve the access to Berkeley-square, and to Hay-hill, I am of opinion that it would on the whole be of advantage to the Public.

At the lower end of Berkeley-street, where it joins Piccadilly, the difficulties commence. Cutting the Sewer to pass along Piccadilly, and down the Hay-Market, most of the depth of cutting, before fixed as an objection, would still exist; and if it was to go along St. James's-street and down to Pall-Mall, the objections against the lowering of the ground before made, would by this line equally apply; something like a middle course should therefore, if possible, be adopted. Jermyn-street unfortunately is only about ten feet lower than Piccadilly; and St. James's-street at the end of King-street is only about two feet higher than Pall-Mall; so that, whichever of these lines be followed, objections to a certain extent will exist. But I despair of being able to propose any line that is entirely unobjectionable; and therefore that which is the least so ought to be adopted: if wide Streets, not being the great thoroughfares of Westminster, could be found to carry a Sewer along, those, in my opinion, ought to be followed in preference to others through which the thoroughfare is great: there are scarcely any Streets in London more frequented than Piccadilly, St. James's-street and Bond-street; the first is the great thoroughfare to the Westward; the second between the King's Palace, the House of Parliament, and all the extensive and populous district North of Piccadilly; and the latter includes most of that space Oxford-street; so that any long interruption which a Sewer might occasion in these Streets would be a serious inconvenience to the Public.

The Streets I have named between the New Road and Piccadilly are much less objectionable in this respect; so far as the proposed Line goes along Piccadilly and St. James's-street, it is equally objectionable; but the short distance it passes along Piccadilly, being only about 150 yards, cannot occasion a long interruption. Although, therefore, the line of Streets through which the Sewer is here proposed to pass were equally high, and equally expensive in cutting open to build the Sewer in, yet I am decidedly of opinion that it would occasion much less inconvenience during the execution of the Sewer than if it passed through Bond-street, Piccadilly, and the Hay-Market; but it so fortunately happens that they are not so high; and that part between the South end of Berkeley-street and the head of St. James's-street is from two to three feet lower than the South end of Bond-street; and the distance is only about 150 yards; from this to the end of Jermyn-street the distance is only about 40 yards; and there is a Fall of 10 feet; but Jermyn-street rises something to the Eastward, and therefore it cannot well be reckoned more than averagely about 10 feet lower than Piccadilly. I propose, therefore, that the Line of Sewer shall run from the South end of Berkeley-street, along Piccadilly, to the head of St. James's-street; along that Street to the West end of Jermyn-street; and along the said Street to the head of York-street, taking in the Sewer that crosses St. James's Church-yard, then turn to the South, down York-street, into St. James's-square, across an angle

angle of that square into Charles-street; along the said street into the Hay-Market, and from N^o 12. (F.)
thence by Cockspur-street, Charing-cross, through Northumberland-street, and into the Thames
near Wood and Co's Coal-wharf.

The end of Jeremy-street next St. James's-street is narrow for about 40 yards, including 80 houses; these belong to the Crown, and I have little doubt they would be willing to consent to their being taken down if necessary, and rebuilt in a better manner. There is also some houses between Charles-street and the Hay-Market, which are proposed to be taken down, they also being the property of the Crown, for the purpose of making a wide opening into the Hay-Market; no material obstacle is, therefore, likely to arise there. But should even an obstacle arise at either of these places, the former may be avoided by continuing the Sewer along Piccadilly to Duke-street; and turning down this street into Jeremy-street; the latter by turning down St. Alban's-street into Pall-Mall; but I think neither of these deviations will be found necessary.

The length of Sewer between the head of Baker-street and Charing-cross by this line is about 3,982 yards; by the line of Bond-street, Piccadilly, and the Hay-Market, it is about 3,772 yards; but in the latter, although 210 yards shorter than the former, there is about one-fourth more of excavation; and this is in deep cutting, which generally runs from 30 to 40 feet in depth. Although therefore, the Line of Sewer I have pointed out is longer than the other, yet under all the circumstances of the case it appears to me preferable, and such therefore as I beg leave to recommend to the Honourable Court of Sewers to be adopted.

Having now given my opinion respecting the Line of Sewer which, under all the circumstances of the case, seems to me preferable, the next material object that arises is respecting its Dimensions and Fall.

The total Fall from the head of Baker-street at the New Road, to the level of half flood of an ordinary spring-tide at the foot of Northumberland-street, is about 124 feet; but deducting from this as fast for the depth of the Sewer under the Street at the beginning, will leave a Fall of 76½ feet or a little above 2-10ths of an inch in a yard, if the Fall be regular; which, on all the ground, except from the middle of Berkeley-street to about the middle of York-street, a distance of about 760 yards, admits of its being very conveniently done, and no part of this 76½ yards being above 8 or 10 feet deeper than could be withed, I am therefore decidedly of opinion the Sewer should be made to have a regular Fall from its commencement to Charing-cross; there I would advise it to descend a little quicker until it crosses the Thames. No doubt the Fall might be further varied so as to save some expense in the execution; but it would by no means be to complete; and as a work of such importance as this, it will be found in the end by far the greatest economy to do it on the best plan that can be devised, although the expense should be greater.

In respect to the Size of the Sewer, it will be necessary that it be made of different sizes, according to the extent of surface it will have to drain, and whether what is to be drained be covered with houses and paved streets, or meadows and arable land; in the former case the rain cannot be absorbed as it will be in the latter; and consequently will run off more rapidly: the Sewer should therefore be of sufficient dimensions to take off the Water as quick as it may fall. In the 1,507 Acres covered with houses and Streets it will run off immediately; in the 962 Acres not covered with houses and Streets it will do so for some time; but as it is not unlikely that at no very distant period a great part of what is now meadow and arable land will also be covered with houses, I am of opinion the Sewer should be made sufficiently large to take the whole of the Water even on that supposition. Now taking the greatest quantity that ever falls in one day at 2½ inches perpendicular over the whole surface, say of 1,969 Acres, I am of opinion it will require the Sewer to be eight and a half feet wide at the lower end, diminishing towards the top, where, at the New Road, it should be about six feet wide; it is here made larger in proportion, from the rise being less per yard upwards than downwards.

If the water came regularly into the Sewer as it advanced in its course, the diminution in size should be regular; but as this will not be the case, and as it will come in at particular places, where the side-branches of Sewers join the main Line, its diminution ought to take place near these junctions; I cannot at present say where; but if the extent of ground drained by each branch be furnished to me, and the places where they join, I will calculate the dimensions of the Sewer accordingly; no diminution should however take place where there is any head in the Sewer, but always above the head, as more room is wanted where the turns are than any where else.

As to the form of the Sewer, I have no hesitation in saying, that it ought, in my opinion, to be made like a Canal Tunnel: the bottom should be an inverted arch, the sides curved, and the top a kind of ellipse, approaching nearly to a parabolic form, having the longer axis upwards; the surface is generally the most irregular at the top, there being so much loose earth above, and therefore the form should be fixed to sustain that irregular pressure.

As to materials, there is no doubt good stone is the best; but the expense of stone would exceed all reasonable bounds; and as well-burnt brick, laid in good mortar, will last for ages,

N^o 12. (F.) I have no hesitation in advising that brick be adopted. Great care should be taken in obtaining the best lime and sand; the lime should be brought as fresh as possible from the kiln, ground to a powder, and water kept from it until it be about to be used; and if a small proportion of porcelain, or tartan, was mixed with the lime and sand, so much the better; the joints of the brick-work should be fine, and where the water is to be let from into the sewer, they should be made with Roman cement.

If the sewer be required to be executed in a short period, it must be begun on in different places at once; this will render drainage difficult to be obtained; and I fear, from the great extent of the bed of gravel which lies on the clay, there will be a good deal of water to pump in some situations; proper machinery should therefore be provided in due time; the quantity of water likely to annoy the work may probably be obtained from an examination of such wells as have been made in the course of it; and from there the machinery may in some measure be ascertained.

The Fall being great, the water will run rapidly through the sewer; and as running water accumulates air, proper wells or shafts should be left to carry off this air, otherwise the work will be apt to be blown up; these shafts will also be of use for enabling workmen to go down frequently to examine the state of the main sewer. Particular care should be taken to make such branches as communicate with the principal sewer to enter in a proper manner; the easier the curve, and the less fall they have, the better. Some stone-work may probably be wanted at these junctions; this stone should be of the hardest kind; neither Portland nor Parbeck, in my opinion, would be proper; the best Yorkshire or Scotch stone would be greatly preferable for such purposes.

London, May 27th, 1837.

I am, Gentlemen,

Your most humble servant,

John Roach.

Description of the proposed Line, as by Section, showing the several Lengths and Depths of cutting.

	Length.	Depth of Sewer under the Surface of Pavement.
	Yards.	Foot. In.
North end of Baker-street - - - - -	-	11 0
From change to Dorset-street - - - - -	335	13 0
- - - - - to South end of Baker-street - - - - -	407	20 9
- - - - - to Oxford-street, end of Orchard-street - - - - -	333	25 0
- - - - - to end of James-street - - - - -	225	17 6
- - - - - to North end of Davies-street - - - - -	40½	49 6
- - - - - to Chandler-street - - - - -	48	17 0
- - - - - to Brook-street - - - - -	143	20 0
- - - - - to Conference-street - - - - -	137	26 6
- - - - - to Berkeley-street - - - - -	187	28 0
- - - - - to Berkeley-square, end of Davies-street - - - - -	363	45 0
- - - - - to Berkeley-square, North end of Berkeley-street - - - - -	319	29 6
- - - - - to Piccadilly, South end of Berkeley-street - - - - -	337½	33 0
- - - - - to North end of Saint James's-street - - - - -	71½	25 0
- - - - - to West end of Jernyn-street - - - - -	280	30 0
- - - - - to North end of York-street - - - - -	284½	17 0
- - - - - to North side of St. James's square - - - - -	71½	16 9
- - - - - to West end of Charles-street - - - - -	264	24 9
- - - - - to the Hay-Market - - - - -	131	20 0
- - - - - to Cockspur-street - - - - -	139	18 0
- - - - - to Charing-cross - - - - -	264½	20 0
- - - - - to North end of Northumberland-street - - - - -	27½	24 0
From Northumberland-street to the River - - - - -	264	9 3
Total to the River - - - - -	4338½	

Further REPORT of the Commissioners of Woods, &c. to the Right Honourable, the Lord Commissioners of His Majesty's Treasury &c.—including

An additional Report of Mr. Nash, with a PLAN of Mary-le-bone Park.

Mr Lords, Office of Woods, &c. 30th August 1811.
WE have received, and transmit herewith, a supplementary Plan, and Letter, or Report, we have just received from Mr. Nash, on the subject of Mary-le-bone Park.

As this Plan does not seem to differ in its leading and essential features from that which we took the liberty to submit in our late Report on this subject, we do not think it necessary to add any thing to what we then said, and what is contained in Mr. Nash's present Letter &c. any further than to express our decided opinion that the proposed Canal for connecting that at Fenchurch with the Thames, in the Eastward of London, ought not to be carried to the westward, the interior of the grounds is marked on the Plan herewith transmitted.

We are, my Lords,

Your very humble Servants,

The Right Honourable the Lord Commissioners
of His Majesty's Treasury.

GLENBERVIE,
HENRY DAWKINS.

To the Right Honourable Lord Glenberrie, and to William Davies Adams, and Henry Dawkins, Junior, Esquires, Commissioners of His Majesty's Woods, Forests, and Land Revenues.

MR LORD, and GENTLEMEN,

IN an interview which the Right Honourable the Chancellor of the Exchequer honoured me with, for the purpose of explaining my Plans, he recommended to me to form another, with fewer buildings and a larger extent of Park, to be submitted with those which I had already presented.

* Supra, p. 141

I was afraid such an arrangement would have been at the expense of that variety which arises from a successive combination of Building- and rural Scenery, as well as of that security and protection of neighbourhood so essential to houses which form a Metropolis; but I have the pleasure to say, that by the disposition of the Villas in the new Plan, which are proposed to occupy the Park, and the Terraces, Cloisters, Crescents, and Squares which surround and overlook the whole, I have been able to form a combination perfectly to my satisfaction, inasmuch as it is founded upon and embraces all the leading principles on which I consider the complete success of the measure to depend. Those principles I will take the liberty (only shortly) to recapitulate, having dilated them in the Report accompanying the former Plans which I had the honour of submitting. They are,

First, to create inducements for the Public, and particularly the higher classes of the Public, to establish themselves in Mary-le-bone Park, and to found those inducements on causes likely to be permanent; and this it is proposed to effect by creating Scenery that will attract the Public, and secure to the houses the enjoyment of that Scenery, at the same time making it safe, by shutting out all communication with the inferior streets, approaching it only through the wide and handsome Communications of Baker-street at the West, and Portland Place at the East; whilst the distance will be shortened from the Houses of Parliament and Inns of Court of Westminster, by means of the direct and magnificent Street from Chancery to Portland-place, and a cheap, certain, and immediate supply afforded of the necessities and luxuries of life, which will be obtained by the Commercial Canal and Markets proposed to be established on the North and North-eastern boundary of the Park.

The Second principle is to make this elevated ground contribute to the beauty and salubrity of the Metropolis;

The great space to be occupied by the Area of the Park, and by the Squares and Crescents open to it (being larger than Hyde Park, St. James's Park, and the Green Park put together), its elevated situation, South exposure, and gravel springs, cannot fail to ensure the healthfulness of that part of the Town; and it is humbly submitted, that the Double Circus on the Apex of the ground in the middle of the Park, the river-like Lake of Water in the Valley which will surround it, the stretch of the ornamental Canal, with its slopes, terraces, balustrade and fountain, now proposed on the western side of the Eastern side of the Park, the range of handsome houses which will overlook it, the two ample Crescents open to the Park on its Northern boundary.

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No. 12.(G.) and the extensive line of houses on the Southern boundary, will all be objects of grandeur, suited to the great extent of the Park which they will surround; and when combined with the rural and picturesque scenery of the Park itself, formed by the intermixture of Trees, Lawns, and Water, (provided that in the grouping of them a general unity of Park-like character be preferred), as great a variety of beautiful forms, comprehended in one magnificent whole, will be produced, as the mind can conceive.

The Third principle is the Revenue to arise to the Crown; and that is proposed to be produced, not by a multiplicity of Buildings crowded over the whole surface, but from those establishments which arise out of, and are indispensable to satisfy, the demands of a neighbourhood composed of the great and opulent; such as Markets, and the means of supplying them; and these are placed on the skirts of the property close to, but unconnected with, the inhabitants of the Park, and the Houses which surround it; and by the convenience which the locality of Mary-le-bone Park offers to the Public, of shortening the distance to Hampstead and Highgate by the continuation of Portland-street through the East side of the estate, and which will in no respect interfere with the Area of the Park as to size, or otherwise. The Park itself will afford an infinitely greater Revenue, by being laid out in Villas and Lawns, than if occupied in any other way, at the same time that it will afford a greater variety of beautiful scenery, and that scenery be better preferred.

There is no doubt that in the Plan I have now the honour to present, the Revenue will not be so great by a considerable amount as it would have been by the former one, there being fewer of the higher class of houses which subdivided the Parks in the form of Streets; but the Scenery will be equally beautiful, and so far as relates to the ornamental Canal, with its Terraces, and the ample Areas of the two Upper Courts, the Plan which I have now the honour to present is the most magnificent.

I therefore take the liberty, My Lord and Gentlemen, of presenting this Plan as another arrangement or disposition of the Lands of Mary-le-bone Park, and request the favour of its being taken into consideration with the former Plans which I had the honour to submit to you.

Dover-street,
August 29th, 1811.

I have the honour to be,
My Lord, and Gentlemen,
Your faithful servant,

John Nash.

[Here follows Mr. Nash's Plan of Mary-le-bone Park.]

PLAN

Appendix, No. 12. (H.)

N° 12. (H.)

TREASURY LETTER, transmitting a Minute of that Board, on the PLANS proposed for the Improvement of Marybone Park.

MY LORD, AND GENTLEMEN,

THE Lords Commissioners of His Majesty's Treasury having had under their consideration your Report of 7th August last, transmitting the Reports, Plans, and Estimates of Messrs. Leverton and Chawner, and of Mr. Nash, respectively, on the subject of the projected Improvements of Marybone Park; and also your Report transmitting a further Report and Plan from Mr. Nash, for the same object, in which the quantity of Building is considerably abridged: And My Lords having referred the consideration of sundry Letters from the Commissioners of Barracks and of Colonel Neville, on the subject of erecting Barracks for the Life Guards and Artillery on the said Park; I have received their Lordships commands to transmit copy of the Minute of this Board of 18th instant, on this subject, for your information and guidance.

I am my Lord, and Gentlemen,

Treasury Chambers,
21st October 1811.

Your obedient Servant,
R^d B. Thomas.

Copy of TREASURY MINUTE, dated 18th October 1811.

READ, Report from the Commissioners of Woods, transmitting the Reports, Plans, and Estimates, of Messrs. Leverton & Chawner, and of Mr. Nash respectively, on the subject of Marybone Park.

Read also, another Report from the said Commissioners, transmitting a further Report and Plan from Mr. Nash, for the same object, in which the quantity of Building is considerably abridged.

My Lords resume the consideration of the Commissioners of Barracks Letters of the 26th December 1810, and of the 21st March 1811, on the subject of erecting a Barrack for the Life Guards on the said Park; and also of a Letter from Colonel Neville, of the 10th July 1810, in which he states, that he is directed by the Board of Ordnance to make application to My Lords for a few Acres of Land in Marybone Park, as the site of an Artillery Barrack.

The Chancellor of the Exchequer acquaints the Board, that he has had an interview with His Royal Highness the Commander in Chief, and that His Royal Highness has expressed an opinion, that the fourteen marked on the northern confines of the said Park in Mr. Nash's Plan, No. 4. for the said Barracks, is well adapted for that purpose.

With reference to the applications severally made by the Commissioners of Barracks, and Colonel Neville, My Lords, under all the circumstances which ought to be considered in the disposition of this property, and being informed of the opinion entertained on this subject by His Royal Highness the Commander in Chief, are pleased to concur with the Commissioners of Woods in thinking that the said portion of Land, containing twenty-seven Acres, marked towards the northern boundary of the said Park in Mr. Nash's Plan, No. 4. with the most conveniently and suitably appropriated for the site of the Life Guards Barrack, and that such portion of the Land immediately joining thereto on the East, as may be deemed necessary for the purpose, may with equal propriety be appropriated as the site of the Artillery Barrack; and My Lords are pleased to direct the Commissioners of Woods to communicate as soon as possible with the Board of Ordnance, and with the Commissioners of Barracks, on the subject, reporting to My Lords the result of such communication. And My Lords are also pleased to direct Letters to be written to the Commissioners of Barracks, and to Colonel Neville, acquainting them respectively with the site which My Lords have been pleased to appropriate for the two Barracks in question, and requesting they will communicate immediately with the Commissioners of Woods, in order that no time may be lost in proceeding to the erection thereof. But with respect to the general Plan of converting the said Estate, My Lords have no hesitation in stating, that they cannot approve of appropriating so much thereof to Building as is recommended by Messrs. Leverton & Chawner, and therefore cannot approve of the Plan submitted by those Gentlemen; neither can they at present sanction the Plan furnished by Mr. Nash, for the appropriation of the said Park in sites for Streets, Squares, Circuses, and Villas, with ornamental Water and Plantations to disposed as to impart a high value to the Buildings to be erected. My Lords are not prepared to form any judgment to the full extent thereof, although they concur with the Commissioners of Woods, and with Mr. Nash, in

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N^o 12. (H.) thinking it highly expedient that a broad Drive or Road for exercise on horseback, in carriages, and on foot, should be immediately formed round the whole of the said property. My Lords are further disposed to assent to the idea of Mr. Nash, that it may be proper to make Plantations on all such parts of the said Ground as are in his Plan, No. 4, marked for Building Ground, except the site of the Barracks, and also on such parts as lie between such Place, and the eastern boundary of the Estate; being of opinion, that the covering in much of the said Park with Wood will be extremely ornamental in the neighbourhood of the Metropolis, if it should hereafter be determined not to erect any Buildings; and that, on the contrary, if the whole or any part of Mr. Nash's Plan for Building should at any time be executed, the existence of the proposed Plantations will obviate that deformity which is occasioned by the slow progress of Buildings, and the Trees removed to make space for Houses may be disposed of at any stage of their growth to very great advantage.

My Lords also think that it may be expedient to make such Plantations as are marked in the Plan of Mr. Nash, No. 4, to the Southward of the ornamental Water therein delineated, and also such Plantations to the North of the said Water, as being confined to the East and West sides of that division of the said Park, may leave a very large open space for Grass Land, conceiving that to whatever purpose the major part of this Estate may hereafter be destined, it is indispensable to render the same as ornamental to the Metropolis as its situation allows. With this impression, My Lords are pleased to direct that the said Commissioners of Woods shall forthwith proceed to lay out the Drive or Road as it is marked in the said Plan, of convenient width to contain a broad gravel Way for Carriages and Horses, and a neat Walk along the inner circuit thereof, fenced from the Park, and outward range of Plantations, as suggested by Mr. Nash; and also to stake out and fence, and plant with every variety of Forest, Fir, and Larch Trees, the Places of Ground heretofore mentioned, during the present Autumn and approaching Winter: My Lords directing the said Commissioners to apply the accruing Rents of the said Estate, as far as they will go, towards defraying the charge of the said Works, and to report to this Board the progress made therein, taking particular care to make such arrangements with the present Tenant for the redemption of those parts of the said Land which are to be employed, as well as for his further tenancy of the remainder, subject to redemption at the pleasure of the Crown, as may be most advantageous to His Majesty, My Lord referring for more secure consideration the shorter management of the main body of the said Estate.

Transmit Copy of this Minute to the Commissioners of Woods, for their information and guidance.

N^o 12. (L.)

Appendix, No. 12. (L.)

*Ipsa, p. 14.

Further LETTER from Mr. Nash; with ESTIMATE of probable Revenue, according to his amended Plan.*

To the Commissioners of His Majesty's Woods, Forests, and Land Revenue.

MY LORDS, AND GENTLEMEN,

IN obedience to your commands, I have made a new Estimate of the probable Revenue from the improvements in Marybone Park, as laid down in the Plan, No. 4, authorized by the Treasury, and now acting upon.

The diminution of the Revenue below the Estimate delivered with the original Plans, arises from the great reduction in the number of Houses proposed to be built in the original Plan. Experience from the offers I have had already made for Ground for building, has induced me in this new Estimate to alter the valuation of several parts of the Ground; I have made none higher than fifteen shillings per foot; but the hire for the Villa, allotting two Acres to each Villa, I find, will be thought moderate at £15 per Acre, instead of £10. (my former valuation).

The site for an Artillery Barrack has been determined upon since my former Estimate, and therefore was not comprehended in that Estimate.

The site of the Park unoccupied by Villas I have valued at £10 per Acre, as in the former Estimate; but the said Revenue to arise from the open Ground will depend upon the purpose to which it is applied. If it is divided among the Villas, it will let for £15 per Acre; if for Pasture of Cows and for Hay, £10. per Acre; if thrown open to the Public and grazed only by Cows, not more than £8. per Acre.

In

In a valuation of this kind, much will depend upon circumstances; if these parts first grazed should be respectably inhabited, the value of the rest will be increased, and as the luxury improves, the value of the rest will be of greater value. If the Street should be made from Carlton House to Portland Place, I am persuaded that the whole of the property would increase two-thirds, at least, in value; but the Estimates herewith sent are formed on what experience shows us that we can get in the present crude state of the Undertaking.

I have the honour to be,

My Lord, and Gentlemen,

Your most faithful Servant,

John Nash.

Dover-street, May 11th 1812.

An ESTIMATE of the Revenue likely to arise from the Improvements of MARLBOROUGH PARK,
according to the Plan (No. 4).

			<i>£</i>	<i>s.</i>	<i>d.</i>
55,308 Feet of Building Ground	-	-	at 15s.	-	20,481
15,520 " D ^o	-	-	at 10s. 6d.	-	8,148
4,230 " D ^o	-	-	at 7s. 6d.	-	1,586
The Circus next Portland Place	-	-	-	-	1,200
The sites of 30 Villas	-	-	at £50 each	-	1,500
Small Mews at the end of Charlotte-street	-	-	-	-	25
Site of Ground for the Basin for supplying the Houses with Water, 7 Acres	}		-	387	10
Ground for Hotels and Taverns, &c. at ends of Streets			-	350	-
4,820 Feet of Stands for Markets	-	-	at 6s.	-	1,446
Site of Ground for Artillery Barracks, valued the same as if let for building	}		-	450	-
Site of Ground for Life Guard Barracks, valued as if the same was let for building			-	1,100	-
7 Acres to the Regent's Canal	-	-	at £15	-	105
259 Acres of Ground in the Park	-	-	at £10	-	2,590
				<i>£</i> 45,268	15

John Nash.

N^o 12. (K.)

Appendix, No. 12. K.

MEMORIAL, on behalf of *The Regent's Canal Company*, praying the concurrence and support of the Lords of the Treasury, for carrying the said Canal through MARYBONE PARK.

To the Right Honourable the Lords Commissioners of His Majesty's Treasury.

MR. LORDS,

AS Solicitors to a body of Subscribers, designating themselves *The Regent's Canal Company*, we are directed to lay before your Lordships the Plan, Description, and Objects of a Canal, which they intend to solicit Parliament, at the ensuing Session, for authority to make and maintain, and which His Royal Highness the Prince Regent has graciously permitted to be dignified by the Appellation of *The Regent's Canal*.

It is proposed to carry this Canal through the Crown Land of Marybone Park, and that one of its Feeders for supplying it with Water should, by means of a Tunnel or Archway, pass under His Majesty's private Road leading to Finsbury, and also under Hyde Park, in its course from the Thames at Chelsea to its final level at Paddington.

The Company humbly solicit your Lordships concurrence and support of the measure, on account of the advantages which they presume will result to the Crown Property of Marybone Park, and to the Public at large; and which they confidently hope the following statement will demonstrate.

The public utility of the Grand Junction Canal is felt and admitted in the certain and cheap conveyance to the vicinity of the Metropolis at Paddington, of the Manufactures and Produce of the Counties through which it passes.

The Regent's Canal is proposed to be a continuation of the Grand Junction Canal from Paddington, to unite with the Thames at Limehouse, passing as near to the Northern Boundary of the Metropolis as the present state of the Buildings will permit. By its means, the Produce and Manufactures of the Counties, through which the Grand Junction Canal, and the various other Canals therewith connected, take their course, may be brought to every part of the North of the Metropolis, and to the River Thames, for exportation, at the precise point where the Trade concentrates, namely, between the London and West India Docks: and the Imports to the River Thames may in return be conveyed to the interior of the Kingdom.

These Articles are, the produce of Europe and the East and West Indies, Coals coming coastways, Stone, Lime, Iron, Copper, Tin, Potting and Flaggging Stones, Slates, &c. &c.; all which may, by the Regent's Canal, be conveyed to the Grand Junction Canal by 8½ miles of water-carriage, instead of going the present circuitous route of near 40 miles, and of course at a considerable less expense, and in a much shorter time.

The annoyance occasioned by Carts and Waggon's carrying Coals, Timber, Stone, and other heavy Materials, from the Thames, across the Metropolis to its Northern boundary, which frequently choke up the passage, and occasion the universal bad state of the Freeways, will, in a great measure, be removed; and provisions and other necessities of life will be afforded to that side of the Town on as reasonable terms as on the Banks of the Thames; and in this respect, the populous Towns and Villages of Harington, Hackney, Hornsey, Highgate, Hampstead, Cooden and Kenish Towns, the distance of which from the Thames enhances the price of all the Articles coming from that River, cannot fail to be materially benefited; and the consequent diminution of Horses used in the present Land conveyance, must have an effect on the price of Hay, Corn, &c.

The particular advantages which it is humbly presumed the Regent's Canal will afford to the Crown Estate of Marybone Park, are, that of water conveyance for Military Stores to and from the Barracks (should they be established there), for supplying Hay, Corn, &c. from the Counties through which the Canal and Grand Junction Canal pass, and for taking away the Manure, &c.

In order to effect these desirable objects, the Company, at a very considerable additional expense, propose to make the Canal along the line of front of the Barracks as they are now flanked out.

The Regent's Canal will also furnish any ornamental Water that it may be thought desirable to make in Marybone Park, and the Canal may be made to supply, by the cheap means of water carriage, any Markets that may be established there; all which cannot fail to augment the Revenue to arise from letting these Lands.

This Canal is considered by the Grand Junction Canal Company as possessing theirs, and completing its utility to the Public, and therefore has their sanguine good wishes.

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The accompanying Plan shows the course of the Canal through the Crown Land of Marybone Park, and the proposed collateral Cut to Markets, should any be formed on its Eastern Side, as they are marked out on the Ground. No. 12.(K.)

Under these circumstances, the Subscribers to the Regent's Canal again humbly solicit the concurrence and support of your Lordships.

We have the honour to be, with due respect,

Your Lordships most obedient and very humble Servants,

Bloombury Square,
2d Jan. 1812.

Edwards & Lyon.

THE Lords Commissioners of His Majesty's Treasury are pleased to refer the foregoing Letter and Enclosure to the Commissioners of His Majesty's Woods, Forests, and Land Revenues, who are to consider the same, and report to My Lords their Opinion what may be fit to be done therein.

Whitehall, Treasury Chambers,
the 7th day of January 1812.

Geo. Harcourt.

Appendix, No. 12. L.

No. 12.(L.)

REPORT of the Commissioners of Woods, &c. on the Memorial of *The Regent's Canal Company*; with Conditions, on which it seems proper to comply with the Application.

My Lords,

Office of Woods, &c. 2nd February 1812.

IN pursuance of your Lordships reference to us, dated the 7th ultimo, of the annexed Letter from Messrs. Edwards and Lyon, Solicitors for a Bill for making a Canal from Paddington to the River Thames at Blackwall, which it is proposed to carry through Marybone Park, we have fully considered the said Letter, and the Plans which accompanied it; and after conferring with Mr. Nash thereon, we prepared and transmitted to Messrs. Edwards and Lyon the annexed copy of the Conditions upon which it appeared to us that it would be proper to recommend the measure to your Lordships favourable consideration; and we have received from them a Minute of a Committee of the Subscribers to this Undertaking, stating that the Company are willing to comply with these Conditions; and they have also submitted to us certain Clauses for that purpose, which are proposed to be inserted in the Bill now depending in Parliament, so far as the requisites forms will permit; but it appears that the collateral Cut delineated on Mr. Nash's Plan, No. 4, and specified in the 7th article of the annexed Conditions, cannot be executed under the present Bill, as no mention was made of such collateral Cut in the Notice of the intended application to Parliament.

The Company of Proprietors have, however, agreed to enter into an engagement with us to complete that part of the Plan, and to propose a Bill for that purpose in the next Session of Parliament.

Under these circumstances we submit to your Lordships, that as the proposed Canal not only forms one of the principal features of Mr. Nash's Plan for the Improvement of Marybone Park, and is essential towards the execution of that Plan, but will also in our opinion be of great benefit to the Public at large, the measure appears to us extremely proper to be submitted to the gracious consideration of His Royal Highness the Prince Regent, in order that, if he shall be pleased to approve thereof, the consent of the Crown may be signified in the usual manner.

We are, my Lords,

Your Lordships very humble Servants,

GLENHERVIE.

W. D. ADAMS.

HENRY DAWKINS.

To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.

CONDITIONS, on which the Commissioners of His Majesty's Woods, &c. are disposed to recommend the Application of *The Regent's Canal Company* to the favourable Consideration of Government.

1.—THAT the said Canal shall be carried through Marybone Park in the exact line of direction laid down on the Plan which accompanied the Letter from the Solicitors for the Canal Company, to the Lords of the Treasury, dated the 2d January 1812.

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2.—That

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2.—That the ornamental Water proposed to be formed in Marybone Park, shall be supplied from the Canal; that such ornamental Water shall be kept on a level with the Water of the Canal; and that a Bank Wall shall be erected by the Canal Company at the commencement of the said ornamental Water, for the purpose of preventing vessels plying up and down the Canal, from entering the same.

3.—That none of the ornamental Water, so supplied, shall be permitted to be drawn off by any Pipes or Mains to be introduced therein, or in quantity diminished otherwise than by the natural evaporation thereof.

4.—That the Towing Path of the said Canal shall be, throughout, on the North side thereof; that the same shall not be more than one foot above the level of the Water; and that the Land to be occupied by such Towing Path, and by the Canal, shall not exceed in breadth fifty-two feet, except in such places where a greater breadth may be requisite for forming the Banks with a proper slope, and that in such places no greater breadth shall be allowed than is absolutely necessary for the above-mentioned purpose; and that the Banks shall be sloped and turfed in such manner as shall be required and approved of by the Commissioners of His Majesty's Woods, Forests, and Land Revenues.

5.—That no Wharf, Warehouse, Steam Engine, or place for loading, unloading, or depositing Goods, shall be permitted on any part of the line of the said Canal, on either side, within Marybone Park, except on the southern side under the front of the Barracks, and there only for loading and unloading such articles as may be required for the use of the Troops to be quartered in the Barracks, or which it may be necessary to remove from thence; and that such place or places of loading and unloading for the purposes aforesaid, shall only be made by the Canal Company in such situations, and in such manner, as shall be approved of by the Commissioners for the Affairs of Barracks for the time being.

6.—That the said Canal and Towing Path shall be fenced out by and at the expense of the Canal Company on each side throughout the whole of that part of the line which is within the Park, in such manner as shall be required and approved of by the Commissioners of His Majesty's Woods, Forests, and Land Revenues for the time being; and that the under-mentioned Bridges on the Canal shall be erected by and at the expense of the Canal Company, viz. one Bridge at the crossing of the Road on the western Boundary of the Park; one other Bridge at the crossing of the western Road now making within the Park; one other Bridge at the crossing of the said Road on the western Boundary of the intended Life Guard Barrack; one other Bridge in front of the said Barrack; one other Bridge in front of the intended Artillery Barrack; and one other Bridge at the crossing of a Road intended to be made on the Northern boundary of the Park. The said several Bridges to be of Brick, covered on each side with Parker's Cement, and to be of the same width as the Roads with which they are to communicate respectively; and that they are to be of such design and form of Arch, as shall be approved of by the said Commissioners of His Majesty's Woods, Forests, and Land Revenues.

7.—That the collateral Cut delineated on the accompanying Plan, and terminating in a small Basin at the South end thereof, shall be formed by and at the expense of the Canal Company; such collateral Cut to be of the same form and dimensions as the main branch of the Canal, and to be made and completed under the same regulations and restrictions; and that the charge for conveying goods along the said collateral Cut shall not exceed the rate of two-pence per ton, and so in proportion for any greater or less weight; but that every package of whatever weight under half a ton, shall be charged the same as if the weight of such package amounted to half a ton.

8.—That no Clay, Soil or Gravel, to be dug out in forming the said Canal, shall be thrown up and left on the Banks thereof, or made use of by the Company for the purpose of making Bricks or otherwise, but that the same shall be deposited in such convenient situations, and in such form, within the Park, as shall be required by the said Commissioners of His Majesty's Woods, Forests, and Land Revenues.

9.—That for the quantity of Land to be occupied by the said Main Canal, and by the Towing Path and Banks thereof, and by the proposed Highway under Hyde Park, there shall be paid to the said Commissioners, on account and for the use of His Majesty, such sum or sums of Money as the said quantity of Land shall be valued at by competent indifferent persons, mutually named on behalf of His Majesty, and of the Canal Company; or, if such value shall not be satisfactory to both parties, that the same shall be referred to a Jury under the clause usually introduced into similar Acts of Parliament.

10.—That the Company shall complete the digging and forming of so much of the said Canal as is to go through Marybone Park within one year, which may be easily done, as there are to be no Locks on that part of the Line.

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SIR,

N^o 12. (L.)

BY the desire of the Committee of the Regent's Canal Company, we transmit to you, for the information of the Commissioners of His Majesty's Woods, &c. a Copy of the Resolution passed relative to the Conditions on which the Commissioners are disposed to recommend the application of the Company to the favourable consideration of Government; and we beg to inform you, that the moment we can get the Clauses settled by Counsel, which we have little doubt of accomplishing by Monday morning, a copy of them shall be transmitted to you.

We have the honour to be, Sir,

Your most obedient humble Servants,

Edwards & Lyon,

Solicitors for the Regent's Canal Company.

Bloomsbury Square, 14th Feb. 1812.

Aldo. Milne, Esq.

At a Meeting of the Regent's Canal Sub-Committee, held this 15th day of February 1812, at the Freemasons Tavern, Great Queen Street,

CHARLES MORROE Esquire, in the Chair;

It was Resolved,

That Mr. Edwards be requested to communicate to the Commissioners of His Majesty's Woods, Forests, and Land Revenues, that it is the intention of the Regent's Canal Company to comply with the Conditions stated by them, and that Clauses for that purpose shall be inserted in the Bill now depending in Parliament, so far as the terms of the Houses will permit; and that such of the said Regulations as the Rules of the Houses will not allow to be inserted in the present Bill, the Company of Proprietors of the Regent's Canal will enter into engagements to perform, and to bring in a Bill for that purpose in the next Session of Parliament, if the said Commissioners shall think proper.

A Copy from the Minutes of the Regent's Canal Sub-Committee.

14th Feb. 1812.

Thos. Hiner, Secretary.

Appendix, No. 12. M.

N^o 12. (M.)

TREASURY LETTER, and MINUTE; suggesting farther Conditions.

MR. LORD, AND GENTLEMEN,

HAVING laid before the Lords Commissioners of His Majesty's Treasury your Letter of 22d ultimo, on one from Messrs. Edwards and Lyon, Solicitors for a Bill for making a Canal from Paddington to the River Thames at Blackwall, which it is proposed to carry through Mary-le-bone Park; I have in command to transmit a Copy of the Minute of this Board of this date, upon the said subject, for your information and guidance.

I am, my Lord, and Gentlemen,

Treasury Chambers,

20th March 1812.

Your obedient Servant,

Rd. W. Burton.

Commissioners of Woods, &c. &c.

Copy of Treasury Minute, dated 20th March 1812.

Read Letter of Commissioners of Woods, of 22d ult. on a Letter from Messrs. Edwards and Lyon, Solicitors for a Bill for making a Canal from Paddington to the River Thames at Blackwall, which it is proposed to carry through Mary-le-bone Park, &c.

My Lords concur with the Commissioners of Woods in thinking the said Conditions perfectly proper; but my Lords are of opinion, that in addition to the same, it ought to be stipulated with the Proprietors of the said Canal, that Clauses shall be inserted in the said Bill, restraining them from erecting any Steam Engine within the limits of the said Park; and also providing, that all retaining Walls which may be necessary in that part of the said Canal which is contiguous to the proposed site of the Cavalry and Artillery Barracks in the said Park, shall be built and maintained at the sole charge of the said Proprietors. Subject to these additional Conditions, My Lords see no objection to the giving H. R. H. the Prince Regent's assent to the said Bill.

Transmit Copy of this Minute to the Commissioners of Woods, for their information and guidance.

Appendix,

No. 12. (N.)

Appendix, No. 12. N.

REPORT of the Commissioners of Woods, &c. Rating, that the proposed further Conditions, on the *Regent's Canal* passing through *Marybone Park*, had been agreed to.

My Lords,

Office of Woods, &c. 15th March 1812.

WE received Mr. Wharton's Letter dated the 10th instant, transmitting to us a Copy of a Minute of your Lordships Board of the same date, wherein it is stated that your Lordships are of opinion, that in addition to the Conditions specified in our Letter of the 22d ult. as proper to be required before His Royal Highness the Prince Regent shall be advised to give his consent to the Bill now before Parliament, for making a Canal from Paddington to the River Thames at Blackwall, it ought to be stipulated with the Proprietors of the said Canal, that no Steam Engine shall be erected in *Marybone Park*; and that all retaining Walls which may be necessary in that part of the Canal which is contiguous to the proposed Cavalry and Artillery Barracks, shall be built and maintained by the Proprietors of the Canal; and having communicated the said Minute to Messrs. Edwards and Lyon, Solicitors for the Bill, and acquainted them that if the Company were disposed to accede to those Conditions, they must be inserted specifically in the Bill: We have received a Letter from them, informing us that the clauses already prepared have been so altered as to embrace effectually and specifically the objects mentioned in the said Minute.

We are, my Lords,

Your very humble Servants,

GLENHERVIE,

W. D. ADAMS.

HENRY DAWKINS.

The Right Honourable the Lords Commissioners
of His Majesty's Treasury.

No. 12. (O.)

Appendix, No. 12. O.

TREASURY LETTER, referring printed Copy of the *Regent's Canal Bill*, and Memorial of the Solicitors of the Bill, praying the Consent of the Crown on the third reading thereof.

My Lord, and Gentlemen,

I AM directed by the Lords Commissioners of His Majesty's Treasury to refer the Print of the *Regent's Canal Bill* herewith transmitted, for your consideration; and I am to desire you will report, whether it is in your judgment expedient that the *Regent's* consent should be given on the third reading thereof.

I am, my Lord, and Gentlemen,

Your obedient Servant,

Ed. Wharton.

Treasury Chambers, 5th May 1812.

To the Right Honourable the Lords Commissioners of His Majesty's Treasury.

My Lords,

AS Solicitors to a body of Subscribers denominating themselves *The Regent's Canal Company*, we are directed to lay before your Lordships a Bill, now depending in the Honourable the House of Commons, intitled "A Bill for making and maintaining a Navigable Canal from the *Grand Junction Canal* in the Parish of *Paddington*, to the River *Thames* in the Parish of *Lincolns*, with a collateral Cut in the Parish of *St. Leonard Shoreditch*, in the County of *Middlesex*." It is proposed to make the intended Canal through His Majesty's Land called *Marybone Park*; and also to make an underground feeder, to pass under His Majesty's private Road leading to *Pimlico*, and also under *Hyde Park*, for conveying water from the *Thames* to the Canal; we are therefore directed humbly to solicit of your Lordships, that the Consent of the Crown may be signified to the Bill.

We have the honour to be, with great respect,

Your Lordships most obedient and humble Servants,

Edwards & Lyon.

Appendix,

Further TREASURY LETTER, referring two Letters from Mr. Portman, and a Paper of Observations from the Commissioners of Sewers, on the subject of the operation of the *Regent's Canal Bill*, as affecting the Drainage of the Western part of the Metropolis.

Mr LORD, AND GENTLEMEN,

Treasury Chambers, 7th May 1812.

THE Chancellor of the Exchequer having communicated to this Board two Letters from Mr. Portman, representing the detriment which will accrue to the Public and to himself, if a Bill now pending for making a Navigable Canal from Paddington to Limehouse, lately referred for your consideration, should pass into a Law; and also a Letter, with its Enclosure, from the Commissioners of Sewers, representing that the operation of the said Bill will tend to ruin the Drainage of the North-western parts of this Metropolis; I am commanded by the Lords Commissioners of His Majesty's Treasury, to transmit the said Papers to you, and to desire that you will, at your earliest leisure, report upon the several allegations contained therein: And I am particularly to call your attention to that part of the Statement of the Commissioners of Sewers, which asserts, that the Level of the bottom of King's Scholars Pond Sewer, at the extremity of Bakerstreet, is one foot above the level of the bottom of the proposed Canal, where the same crosses Marybone Park, in consequence of which, no contrivance can possibly prevent the said Canal from intercepting the Waters which flow from the Grounds North of the proposed line thereof, and thereby diverting them from their ancient course to the said Sewer; with a view to your ascertaining the correctness of that fact, by means of such information as you may be enabled to collect from Engineers and other persons wholly unconnected either with the project of the said Canal, or with the Commissioners of Sewers; and also with a view to your enabling yourselves to report fully to My Lords whether any, and what extent of public or private injury may, in reality, be derived from the operation of the said Bill, in case His Majesty should be advised to consent to the same passing into a Law.

I am,

My Lord, and Gentlemen,

Your obedient Servant,

Rd. Wharton.

The Commissioners of Woods, &c. &c.

REPORT of Commissioners of Woods, &c. on the two last-mentioned References.

Mr LORD,

Office of Woods, &c. 12th May 1812.

WE received a Letter from Mr. Wharton, dated the 5th instant, referring to us a Print of the *Regent's Canal Bill*, for our consideration, and desiring we would report to your Lordships whether, in our judgment, it is expedient that the Regent's consent should be given on the 3d reading thereof; and also Mr. Wharton's subsequent Letter of the 7th, transmitting, by your Lordships' commands, two Letters from Mr. Portman, representing the detriment which, as he therein alleges, will accrue to the Public and to himself, if the said Bill should pass into a Law; and also, a Letter from the Solicitor to the Commissioners of Sewers for Westminster and part of Middlesex, including a Paper, intimated, "Observations on the 'proposed Paddington Canal,' which Paper represents that the operation of the said Bill will tend to ruin the Drainage of the North-western part of the Metropolis; and desiring us to report on the several allegations in the said Papers, and particularly calling our attention to that part of the Statement of the Commissioners of Sewers, which asserts 'That the Level of the bottom of the King's Scholars Pond Sewer at the extremity of Baker Street, is one foot above the Level of the bottom of the Canal where the same crosses Marybone Park, in consequence of which no contrivance can possibly prevent the said Canal from intercepting the Waters which flow from the Grounds North of the proposed line thereof, and thereby diverting them from their ancient course to the said Sewer;' and suggesting the means you were desirous we should adopt for ascertaining that fact; and whether any, and what public or private injury may, in reality, be derived from the operation of the said Bill, in case His Majesty should be advised to consent to the same passing into a Law."

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And

N° 12. (Q.)

And having taken the said Papers into our consideration, we thought it right to refer the question above stated to Mr. Rennie, an Engineer of established reputation and experience, and not connected with the project of the said Canal, or with the said Commissioners of Sewers, and of whose skill and intimate acquaintance with the subject of the Sewers and Drainage of and near the Western part of the Metropolis We had formed a very favourable opinion, from an elaborate Report of his on that subject, which we had occasion to peruse when the Tunnel, now making in Hyde Park, was under our consideration.

We have now received Mr. Rennie's Report on our said reference to him, of which a copy is hereto annexed, and the general result thereof appears to be, that by the means he proposes, the complete Drainage and full advantage of the Surface Water of the Higher Ground adjoining to the North side of the intended Canal, in its course through Marybone Park, may be obtained by carrying it either in the direction of the present Watercourse, at the point marked B in a Plan also herewith annexed, through such a Culvert as he describes under the bed of the Canal, and so pursuing the present line down to the head of the Sewer in North Baker-street, or by forming a new Watercourse in the direction marked A, B, C. on the Plan, that is, within and close to the North-western boundary of Marybone Park, so as to cross the line of the Canal at A' where it enters the Park, and to terminate in like manner at the head of the Sewer in North Baker-street.

It seems to be Mr. Rennie's opinion, however, that this last mode of Drainage is preferable to the other, and as it is material to the Plan for the Improvement of Marybone Park, which has in past received your Lordships' sanction, that this last-mentioned Line should be adopted. We think that it may be proper to insert a Provision in the Clause in p. 55. of the Bill, directing that the Drainage Sewer from the North should be brought under the Canal at that point, and we have accordingly had the Draft of such a Provision prepared.

With respect to the more general inquiry as to whether any, and what public or private injury may arise from the Bill, as it has passed the Committee of the House of Commons, (with the addition of the Provision we have now proposed, and certain other corrections to be afterwards mentioned), May we be permitted to submit to your Lordships what has appeared to us to be the only matters for our consideration, in all cases where Bills introduced into Parliament at the suit of private parties, have been referred for our opinion.

1st.—We have conceived that what may be described as the initiative control of the Crown to any private Bill, can only be necessary when any of its provisions tend to affect the landed property of the King, and that such control, in such cases, is required on the same principle on which that of other Proprietors of land is made necessary, previously to the introduction into Parliament of any Bill affecting their Estates, with this difference only, that the interest of the King, in respect of his Hereditary Estate, is considered as of so sacred a nature, that no such Bill is suffered to pass either House until the assent of the Crown is publicly declared in that House, and which assent of course is not to be withheld until those who have to advise His Majesty in that respect have formed their opinion, and who naturally refer the question to the consideration of the persons or persons to whom the management of the Land Revenue of the Crown, under the control of Your Lordships, is intrusted.

2d.—That whatever may concern the interest of the Public at large, in such cases, is left to the wisdom of Parliament in its ordinary course of proceeding.

3d.—And what concerns the interest of Individuals, to the established course of litigation with the promoters of the Bill, who, upon their Petition, can be heard against it, by themselves, their Counsel, or Agents.

According to this understanding of the matter, the points to which We directed our attention, when the original application of the Projectors of the Bill to your Lordships was referred to us, were,

1. How far the value of the Land of the Crown, through which the Canal was to pass, would be diminished or improved thereby.
2. In case of any such diminution, whether it was such as to admit of compensation, and if so, what the nature and amount of the compensation ought to be; and,
3. What guards ought to be provided against eventual injury.

As to all these points, it appeared to us that provision was made by the Conditions which we submitted to your Lordships on that occasion, with the addition of those contained in a communication from Mr. Whiston to us on the subject, by which we were informed that your Lordships concurred with us in thinking the said Conditions perfectly proper. Clauses will be found in the Bill, page 79, &c. &c. calculated to give them effect.

It is true, that in considering the particular stipulations to be required on the part of the Crown, it did not occur to us to propose any specific regulation on the subject of the Drainage of and through Marybone Park, such as the present reference by your Lordships, and the opinion of Mr. Rennie, have suggested. How that happened will be best explained by stating shortly what we had previously done in that respect.

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The question of Drainage and Sewage was one of the objects of our attention in the Instructions* we gave to the Architects who prepared the Plans and Reports for the Improvement of the Estate of Marybone Park; and Mr. Nash, accordingly, in the Plan which obtained the preference from your Lordships, recommended a new and general system of Sewers throughout the whole of the Western part of the Metropolis, and the other Land adjoining therein on the North side of the Paddington Road, connected both with the local Drainage and the rest of his proposed improvement of Marybone Park.

This being the case, we naturally supposed that no difficulty would arise from the intended course of the Canal, which he would not foresee and guard against; and if the opinion of the able and unbiassed Engineer whom we have consulted, may be depended upon, namely, that the Drainage in question can be completely provided for from beyond Marybone Park, by the new Sewer laid down in the Plan to be conducted in the manner above for forth at the point A, under the bed of the Canal, the Clause we have prepared in pursuance of that opinion will sufficiently answer the purpose, and ought not to be objected to, either on the part of the Canal Company, or on that of the Commissioners of Sewers.

After what we have thus taken the liberty to represent, We trust your Lordships will not expect any particular observations on the various topics of objection for forth under the heads of "public or private injury" in the Statements of the Commissioners of Sewers, and Mr. Portman. Indeed, we are strongly persuaded that any inquiry we could have the means of instituting on these subjects, must have been extremely unsatisfactory.

In the first place it would, we think, have been necessary for us to call upon the other party for such answers as they might be able to give to those allegations; after which, we should have had to enter into an examination of great extent and difficulty, without having it in our power to obtain information or evidence under any of those sections which are necessary for the establishment of controverted facts. And secondly, though we have thought it most consistent with the general tenor of your present reference to us, not to enquire into the particulars of the Evidence produced on each side by the contending Parties, when the Bill was before the Committee of the House of Commons, it cannot but be believed that during the long investigation that took place before that Committee, every material objection now relied on was brought forward, and met by evidence and argument. This indeed is to be gathered, as to many of the points, from the papers now before us; and the necessary inference seems to be, that the Committee concluded, on the whole, either that the objections were unfounded in point of fact, or that none of them were of sufficient weight to counterbalance the public benefit to be expected from the measure.

But further, it will be in the power, both of the Commissioners of Sewers, and of Mr. Portman, when the Bill goes to the other House of Parliament, if they shall be so advised, and shall make out a case for further litigation there to the satisfaction of their Lordships, to move their objections, and be heard by their Council and Wardsmen, and in that event the Evidence on both sides will be given upon oath.

To conclude:—We think it our duty to say, that under all the circumstances of this case, as it now stands, it appears to us, that on the adoption of the specific proviso herein recommended, and certain corrections we have had inserted on the margin of the printed copy of the Bill, it would not be advisable to interpose the authority of the Prerogative of the Crown to the effect of stopping its further progress in Parliament; and therefore, in our judgment, it is expedient that The Prince Regent's Consent should be given on the third reading thereof.

We are, my Lords,

Your Lordships very humble Servants,

GLENBERVIE.

W. D. ADAMS.

HENRY DAWKINS.

To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.

No. 12. (R.)

Appendix, No. 12. R.

REPORT of Mr. JOHN RAMSDE, on the means of obviating the Objections to the Regent's Canal, in respect to the Drainage of the Western part of the Metropolis.

Mr LAMB,

London, May 11th 1812.

IN consequence of your Lordship's and the other Commissioners of the Office of Wood's Instructions, dated 8th instant, transmitted to me by your Secretary, Mr. Milne, I went to Paddington on Saturday last, and had the Levels taken from the Surface of the Water in the Grand Junction Canal, when kept at its ordinary navigable height, and the bottom of the Sewer in North Baker-street, and found the bottom of the said Sewer to be fifteen feet eleven inches and a half lower than the Surface of the Water in the said Canal, this Fall may not correctly agree with other levels that have been taken, owing to the irregularity of the bottom of the Sewer, but I believe the difference will be found very inconsiderable.

The intended Regent's Canal is proposed, as I am informed, to be made on the same level with that of the Grand Junction Canal, except where the Supply of Water is to be brought into it, and there it is to be kept by means of a Gauge Lock about six inches above the level of the Grand Junction Canal.

Its course across Marybone Park has been pointed out to me, and I have measured the distance between it and the end of the Sewer in North Baker-street in two places. The one where it crosses the Park at the Lower A' on the annexed Plan, and the other where it crosses the present Watercourse that takes the drainage from the Lands, which decline to it at B. The former distance I found to be 1650 feet, and the latter, taking the regular bend of the valley, to be 2,244 feet.

Taking the depth of Water in the Regent's Canal to be five feet (the same as that of the Grand Junction Canal) the height of the bottom of this Canal above the bottom of the Sewer at the upper end of North Baker-street will, according to the before-mentioned levels, be ten feet and eleven and a half inches; so that the fall to convey the Water which drains from the Land, North of the intended Regent's Canal, will be confined within the limits above stated.

In referring to levels and measurements taken under my directions in the year 1807, and upon which I founded my Report on the Sewage of Westminster, I recommended that the Main Sewer should pass along the line of Baker-street, and through various other Streets therein named, to the Thames at the bottom of Northumberland-street, Charing-Cross; and that taking the level of the bottom of the Sewer at the upper end of York Place, (and which I called Baker-street, New Road,) at twelve feet under the surface of the old Road, there would be a fall in the bottom of the Sewer to the surface of hillside in the Thames of little more than two-thirds of an inch in a yard; but allowing the fall between Charing-Cross and the Thames to be somewhat greater than that above, there would be a regular fall of two-thirds of an inch in a yard from the New Road St. Marple-bone to Charing-Cross, and this rate of fall per yard is about five-eighths of an inch for every ten feet, which is what the Commissioners of Sewers for Westminster seem to consider as a proper declivity to be given to all the Main Sewers, whenever it can be had, within their district.

If the above rate is to be applied to the continuance of a Sewer from the head of North Baker-street to the proposed Regent's Canal, it will appear that if the Sewer were to cross the Canal at the nearest point A', namely, one thousand six hundred and fifty feet from the upper end of North Baker-street, the rise in the bottom of this Sewer would be eight feet, seven inches, one-eighth; i.e. the bottom of the Sewer would come within two feet, four inches, three eighths, of the level of the bottom of the Canal; but if it was to cross it in the line of the present Sewer at B. it would be eleven feet, eight inches; i.e. the bottom of this Sewer would be eight and a half inches above the bottom of the Canal. From the above facts it is quite clear, that whether a Sewer from the drainage of the Lands North of the Regent's Canal cross it at the nearest Point A. or in the line of the present Sewer at B. it cannot be made to have the declivity of five-eighths of an inch in ten feet, unless the Tunnel or Culvert under the Regent's Canal is a Siphon Culvert; otherwise it could not be made of a sufficient capacity to take the Water which now falls on the Ground above specified, and which, when the Ground is built over with Houses, will run off with more rapidity than it now can do.

The Quantity of Land lying North of the Regent's Canal, and which now drains by the King's Schoolers Pond Sewer, is, according to the best of my information, about 575 Acres.

If the whole was built over with Houses, and the greatest quantity of Rain were to fall upon it in one day which has been known to fall within the memory of man, and this quantity was to be discharged through a Tunnel or Culvert to be made under the proposed Regent's Canal, it would require to be of a capacity sufficient to discharge about 3,000 cubic feet

feet per minute; which, if the Sewer was to be made with a declivity of five-eighths of an inch in ten feet, could not be made with convenience under the Regent's Canal, even if it were to be crossed at the nearest point A¹; but if it were to be crossed at the most distant point, namely, where the Canal crosses the present Sewer, it could not be made at all, unless the Culvert was to be a Syphon one.

I cannot venture to point out the best place for carrying the Water which drains from the Grounds lying North of the Regent's Canal, under it; that will in a great measure depend on the Plan to be adopted for the Buildings; but I will suppose that even the most distant point D¹ is fixed on as the place for this purpose.

Then, if a Sewer is made from that at the head of North Baker-street, having a declivity of four-tenths of an inch in ten feet, the bottom of the Sewer will come within three feet six inches of the bottom of the Canal, and if a Syphon Culvert is made having one foot of curvature, and six and a half or seven feet wide, it will be of sufficient capacity to pass all the drainage Water from the Land lying North of the Regent's Canal; or if five-eighths of an inch in ten feet were to be given to the bottom of the Sewer, and the curvature of the Syphon increased, a small difference of head between the North and South side of the Canal would be sufficient to force the Water under it. But if the Sewer is to pass under the Canal at the nearest point A¹, less curvature in the Syphon would be required.

I will not pretend to say that a Syphon Culvert is as perfect as one which is not a Syphon; but I have no doubt in my mind, from the result of many works which I have executed of a similar kind, that every wished-for purpose will be fully attained by such means, and therefore, in my view of the subject, no reasonable objections can be made to this mode.

The Clause in the Act, page 59, contains the powers requisite for this purpose; but perhaps it would be more satisfactory if a specific Clause were to be inserted in the Act, fixing the place where the Culvert is to be made, its construction and dimensions, and the Site and declivity of the Sewer from thence to its junction with the Sewer in North Baker-street.

I have the honour to be,

My Lord, and Gentlemen,

Your most humble Servant,

John Rennie.

The Right Honourable Lord Glenelg,
and the other Commissioners of His
Majesty's Woods, &c.

Appendix, No. 11. S.

N^o 11. (S.)

TREASURY LETTER, approving Mr. RENNIE's Plan for the preservation of the Drainage of the Metropolis, as a preliminary Condition.

MY LORD, AND GENTLEMEN,

THE Lords Commissioners of His Majesty's Treasury having had under their consideration your Report of the 15th instant, on the subject of the Regent's Canal Bill, I have it in command to acquaint you, that My Lords concur in the sentiments expressed in your said Report, and approve of the insertion of the said Clause, tending to effectuate Mr. Rennie's Plan for the preservation of the Drainage of the Metropolis, as a preliminary condition (in addition to those heretofore insisted on) to the giving His Royal Highness the Prince Regent's Consent on the third reading of the said Bill; and I am to desire you to communicate with the proper Parties on behalf of the Proprietors of the said Canal to the effect aforesaid, with the least possible delay.

I am, my Lord, and Gentlemen,

Your most obedient Servant,

E^t M^{rs} Martin

Treasury Chambers,
17th May 1812.

Commissioners of Woods, &c.

No. 13.

Appendix, No. 13.

REPORT of the Commissioners of Woods, &c. proposing a new Scheme of Covenants to be inserted in Leases of Lord Estates of the Crown, with a Copy of such Covenants; and Form of a Field Book.

My Lords,

Office of Woods, &c. 15th July 1812.

WE feel it incumbent upon us to address your Lordships on the subject of the Special Covenants inserted in Crown Leases; with regard both to the objects of several of them, and to the manner of securing a due compliance with them.

My Lords,

Mr. Fordyce, the late Surveyor General of His Majesty's Land Revenue, in his Memorial to your Lordships' Board, dated the 13th of May 1803, and inserted in the Appendix to his Second Triennial Report to His Majesty and the two Houses of Parliament,—after observing that, before the passing of the Act of 1794, for the better management and improvement of the Land Revenue, no Covenants used to be inserted in the Leases of that property respecting the management of the Land, but that since the establishment of the new system under that Act, it had become obvious that some such Covenants in these Leases were necessary, in order to secure the permanency of the expected improvements, and to protect the property from waste,—proceeded to recommend, under four divisions the substance of the Covenants which, at that time, he thought it would be advisable to adopt.

* Appendix to 1st Surveyor General's 2d Triennial Report, No. 9, p. 146.

Mr. Fordyce, afterwards, and after some intervening communication with your Lordships' Board on the subject, presented another Memorial,* in which he laid before you a scheme of twelve different Covenants which, on mature consideration of the subject, and for reasons which he had then, or on the former occasion, submitted, he thought it would be advisable, generally speaking, to insert in the Leases for thirty-one years the longest term which can now be granted) of the Landed Property of the Crown.

In the first of the said Memorials, he had proposed, that for the last ten years of a Thirty-one year's Lease, a certain specific course of management should be positively prescribed to the Tenant, on the ground that, during that period, it would become the Tenant's interest, if not put under such a restriction, though ultimately injurious to the Estate, to raise on it as many Crops, of the most profitable kind to himself, as the ground would produce.

2d Triennial Report, p. 147.

But it appears, that after much attention given to what was proposed in his said first Memorial, it was thought by your Lordships' Board, that it was not necessary that the fixed mode of cultivation he had recommended should be established for so great a part of the term, and that proper restrictions on the management for the last five years would give sufficient security for the improvement of the Land.

Mr. Fordyce, therefore, in his said second Memorial, confined his proposals, for a specific course of husbandry, to the last five years, and among the Covenants therein recommended, inserted two (the tenth and eleventh) on the above principle; and he also then took occasion to submit, that a general rule and order should be made for the insertion of the Covenants so recommended by him in all Leases, except in cases where the Land Surveyors, acting on oath, should represent that the nature of the soil, or other circumstances, rendered it advisable to adopt a different course of management; which reasons being stated to the Treasury in the Report of the Surveyor General, Orders might be given for an alteration in those particular instances.

Letter from Mr. Surveyor, 14th May 1812, Appendix to 3d Triennial Report, No. 9, p. 147.

Your Lordships, on consideration of those two Memorials, caused Mr. Fordyce to be informed, that you approved of the insertion of all the Covenants suggested by him in the second Memorial, except the tenth, the object of which was, to compel the Lessee to keep one-half of his whole Land, not being Woodland, in Grass, during the last five years, and which did not appear to your Lordships to be either generally applicable or necessary.

In consequence of these proceedings, printed copies of the special Covenants, so recommended by the Surveyor General, were prepared, still retaining the Covenant last-mentioned; but with this explanation by Mr. Fordyce in the text of his Third periodical Report to Parliament, that it was not intended to be inserted in Crown Leases, except in particular instances, where, from the nature of the soil, it should be found to be applicable.

The said Covenants have accordingly been inserted in all subsequent Leases, unless where a departure from any of them has been recommended by the Land Surveyor employed, in which cases such other stipulations were substituted as appeared to be better suited to the circumstances of the particular Estate.

In the course, however, of the seven years which have nearly elapsed since your Lordships' approbation was given to these Covenants, it has happened,

On the one hand, that, in many instances, even where the Land Surveyor had not recommended any deviation from them, the intended Lessee has refused to execute the Lease proposed, so long, if some one or more of them were not omitted:

And,

And, on the other hand, We apprehend that Lessees may have been accepted, containing all the Covenants, under the persuasion that it either would turn out to be impossible, according to the present course of proceeding with regard to Crown Estates, to substantiate the breaches of those Covenants, or else, if substantiated, to enforce, in a manner consistent with the lenity and indulgence the Lessees may not unreasonably expect to meet with on the part of the Crown, the Penalties attached by the terms of their Lessee, or the consequences by Law incident to breaches of Covenants.

But, besides the objections on the part of the Lessees to certain of the Covenants, there were some which very experienced Land Surveyors have repeatedly represented as either inexpedient in general, or not adapted to the circumstances of particular Districts of the Kingdom, and one or more which, as we are informed, Mr. Fordey himself, upon further consideration, had come to think ought to be either modified or relinquished.

As soon as We became acquainted with these circumstances, we determined,

1st. To endeavour to collect, both what the experience of near seventeen years since passing the Act of 34 Geo. III. may have suggested to the late Surveyor General, or any of the Officers under him, towards any desirable alteration or amendment of the established Covenants, and what of that nature the many able Land Surveyors who have been employed during that time in the different parts of the Kingdom by his authority, might, upon referring the subject to them, think it right to propose; and after collecting these materials, to form the best judgment in our power of the value of the different alterations, suggestions, or additions recommended, and to new model the series of Covenants according to such judgment.

2^{ndly}. To consider of, and submit to your Lordships, the most practical and efficient plan that a full consideration of the subject should enable us to recommend, for enforcing a proper compliance with such of those Covenants, as shall, in each particular case, be sanctioned by your Lordships.

In pursuance of this intention, we caused to be transmitted to a considerable number of the most eminent and experienced Land Surveyors in the ordinary employment of the Department, printed copies of the present set of Covenants, but with certain alterations, which had either occurred to the late Surveyor General or to ourselves, or were suggested to us by any of the Officers of the Department, and seemed to merit consideration, accompanied with instructions adapted to the subject, and requesting them to report to us their opinions on the various points on which the Covenants relate.

We have now received the answers of all those Surveyors, and after having given the utmost attention in our power to their different Opinions upon the several heads of *Payment of Rent, Fences, Drainage, Timber, Wind and Plastering, Wages, Repairs, General course of Management, Course of Management during the last five Years, and Field Book*, We have now modelled and altered the Covenants in various respects according to the best judgment we have been able to form on a comparative view of the different opinions and arguments which have been communicated to us by the said Surveyors.

Of the Covenants so altered, We transmit a copy herewith, and We propose to have the same printed, and copies thereof transmitted in future to each Land Surveyor to whom directions shall be given for the Survey and the Valuation of any of the Crown Estates, together, not only with certain printed general Instructions settled for the most part by the late Surveyor General, but also with such other more special Instructions as the particular circumstances of the Estate to be surveyed and valued may seem to render necessary; and, as it becomes daily more and more apparent that the management and course of cultivation of many Estates must be controlled and modified by the peculiarities of situation, soil, local habits, and otherwise, requiring of such Surveyors to state in his Report, what variations from the Covenants he transmitted to him, or what new Covenants and Regulations, he would recommend in the particular instance, with his reasons for such recommendation; and, after receiving his Return, we further propose to send to the Applicant for a new Lease, together with the terms as to Rent, &c. calculated in the usual way, a Statement of all the Covenants which we shall be of opinion ought to be inserted in that particular Lease.

Appendix A.

We understand, that hitherto it has not been the usual course of the Office thus to send a Copy of the proposed Covenants with the Proposal of Terms, and, in consequence of this, several instances have occurred where, after the terms have been accepted, the Report thereon made to your Lordships Board, your Lordships Warrant issued, the Lease actually negotiated, and the Counterpart tendered for execution, the Party has refused to execute it on the ground of objections to some of the Covenants.

As Covenants framed upon general principles can only serve as a sort of landmark or outline to guide the Land Surveyors in the first place, and ourselves, and your Lordships afterwards, in determining which of them, and what others, shall be applicable to the particular Estate under consideration, We trust that your Lordships will not disapprove of our transmitting them as now modelled in the manner we propose, where an immediate reference to any Surveyor may be necessary, without waiting for your Lordships previous general approbation.

Mr.

27 13.

Mr. Fordyce, in his said Memorial dated the 13th of May 1802, has observed, " That it
" may not, perhaps, be too sanguine to expect that the advantages which must arise from a
" steady perseverance in the same plan of management of the Estates of the Crown, and a
" continued attention to the performance of Covenants, will not be confined to those Estates
" only. There are few parts of England in which the Land in tillage is brought to the
" highest state of cultivation. Great improvements require an advance of money, not to be
" expected from Tenants, without Losses of such duration as to afford a reasonable prospect
" of getting back that money with profit; and perhaps no estate has more contributed to
" retard the progress of Agriculture, than the unwillingness to grant Leases, which too com-
" monly prevail."

He further stated in the same Memorial, " That some great Plans of Improvement had
" already, (or that some,) been undertaken and executed on the Property of the Crown, since
" the introduction of the new system of management, and that he thought it not impossible
" that, on seeing their success, the example might be followed by private Proprietors, and a
" similar system adopted by them."

This last view of the subject, of the justice of which, the more we weigh the matter, the
more we are convinced, tends to shew, that the proper management, in point of Agriculture,
of the Lands of the Crown, may be of infinitely greater importance to the Nation at large than
it can derive from any increase, however considerable, of the Land Revenue of His Majesty,
and makes it incumbent upon us not only to use every means which we shall be authorized to
employ for rendering the plan for that management, progressively, as perfect as the nature
of such an Act as that of Agriculture will admit of, but also for enforcing the due exe-
cution of that Plan under the Leases placed by the Legislature more immediately under
our direction.

From the want of some regular method of inspecting the distressed Estates, and of periodically
communicating to the Land Revenue Department information concerning the management
thereof, it is next to impossible for the persons or persons at the head of that Department to
know whether the several Covenants are complied with, till perhaps at or towards the end of
the term; when, in most cases, it would be impossible, or thought extremely hard and severe,
to call the Lessees to account by Action of Covenant, or otherwise, for their non-compliance
therewith.

It cannot be necessary for us to represent to your Lordships the evil consequences of
allowing Parties who enter into Contracts with the Crown, whereby they are to derive
certain benefits, in consideration of certain duties or Conditions to be performed by them,
to think that the execution of any conditions in such Contracts is more than a surplusage, and
that the performance of them is either not intended to be, or at least that it will not be,
enforced.

— After giving the most deliberate attention in our power to this very important part of the
present subject, We are most strongly of opinion,

1st.—That no Covenants should be inserted, a compliance with which shall not be thought
as compulsory on the part of the Tenant as the Payment of the Rent itself, unless in
cases where a previous dispensation, duly authorized, shall have been applied for and
obtained.

2d.—That the tenant should, under the sanction of a special Covenant for that purpose, be
obliged to keep such a Register of his conduct in the Management of his Land, as may furnish
adequate information and proof concerning his performance of the various other Covenants
and Conditions in his Lease.

3d.—That there should be on the part of this Board some competent person furnished with
a Copy, or the substance of the Lease, employed, at least annually, to inspect such landed
Estates of the Crown under Lease, and to report how far, in each particular, such Covenants
and Conditions have been fulfilled. This last requisite, We are satisfied, from the experience
we have had, and the consideration of what has passed in the Department of the Land Revenue
for above a century, but especially since the passing of the Act of 34th George III. Cap. 75. is by
far the most essential improvement which the present system, as above, is capable of
admitting.

I.—With respect to the first point, a proper understanding of the compulsory nature of the
Covenants for the due management of the Land, will be very soon established, if the second
and third requisites we have mentioned shall be adopted.

II.—On the subject of the second requisite, we beg to observe, that in the present set of
printed Covenants, there is one by which the Lessee is required—" To keep a Field Book, or
Field Book, according to a Plan or Form to be delivered to him by the Surveyor General
" (or Commissioner); shewing in what manner each Field or parcel of the Lands to be de-
" mised shall have been cropped or cultivated in every year of the said term; and to permit the
" said Surveyor General (or Commissioner) or any person appointed by him (or them) from
" time to time, and at all times during the term, to enter upon the premises, and examine
" the state of the cultivation and management thereof, and produce such Field Book or Field
" Books

" Books for the inspection of the said Surveyor General (or Commissioners) or such person
 " or persons as shall be appointed by him (or them) as often as shall be required, and
 " permit him or them to take Copies or Extracts thereof: And also, when thereunto re-
 " quired, to deliver to the said Surveyor General (or Commissioners) or any person appointed
 " by him (or them) a true Duplicate or Extract thereof, and verify the same upon
 " oath, if required."

No. 13.

It having been represented to us, when We first opened our Commission, that one or more
 Lessees of the Crown, who had applied for new Leases, and had agreed to the terms of re-
 newal as proposed to them, had afterwards, upon being the Lessees with the different established
 Covenants, and particularly this just stated, inserted in them, solicited to exercise their coun-
 terpart of the Lease, on the ground that the Land had been and was intended to be continued
 in the hands of Undertenants, We caused to be introduced into the terms of this Covenant,
 as transmitted to the Land Surveyors, the alternative of the Lessee causing such Field Book or
 Field Books to be kept by his Under Lessee or Tenants. And here your Lordships will not fail
 to perceive how material it is that the persons treating for new or renewed Leases of Crown
 Lands, should not only be apprized of the terms as to Rent, &c. but also, of the Covenants
 meant to be inserted in their Leases; and likewise be observe, the advantage in this respect,
 as well as in many others, of letting the Lands of the Crown, where that can be conveniently
 done (and we conceive it may be gradually done in almost every case, if means shall be de-
 vised for diminishing the expense of Crown Leases) to immediate Occupiers, persons who will
 cultivate them themselves, and not underlet them, where the middle man must, of course,
 obtain profits which ought to be divided between the Landlord and the Occupier.

The truth however is, that although the Covenants, even without that addition, has been
 inserted, as we understand, in every Lease of Crown Land since the perfect set of Covenants
 was established, and has, except in the few instances to which we have referred, never been
 objected to, no such Book has ever been delivered to any of the Tenants; perhaps, because
 the late Surveyor General had not completely made up his mind as to the most useful plan
 of such Book; and the consequence has been, that the Tenants had just reason for considering
 this part of their Contract with the Crown as having no operation.

But with the sentiments We entertain on the subject, we requested the particular attention
 of the Land Surveyors to this Covenant, and have found that all those able and experienced
 persons concur in considering the keeping of a Field Book as a most important object. We
 transmit herewith the Form of such a Book, as referred to in the Covenant, chiefly such as
 it had been framed by Mr. Fordyce, but with some modifications which have occurred or
 been suggested to us.

Appendix B.

III.—With respect to the third requisite, We take the liberty of reminding your Lordships,
 that Mr. Fordyce took every opportunity of pressing upon you that important maxim, that the
 best examples of improvement in Agriculture and of good Husbandry, ought to be found on the
 Lands under the care of Government; and he observed, in a Representation dated 15th July
 1766, and inserted in the Appendix, No. 11. to his Fourth and last Triennial Report, that the
 chief difficulty in the management of the Land Estates of the Crown arises from their ex-
 tended situation, the Crown having property in almost every quarter of England, so that the
 expense of local Agents or Stewards cannot be afforded.

He then says, " What I have suggested and beg again to recommend to your Lordships,
 " as the best means of obtaining this protection of the improvements of the Crown's Estates
 " in an economical way, is as follows:—The Rents of their Estates have been collected by
 " Receivers, who besides their Salaries, have been allowed 12. in the pound on the amount of
 " their Receipts; I have proposed that no such Officer should be appointed, but that certain
 " Surveyors employed by this office, who, in the usual course of their business, have frequent
 " occasions to travel through the country, shall henceforward each have the charge of re-
 " ceiving the Rents in the Districts in which his own business chiefly lies; that he shall
 " once a year, or oftener, visit each Estate; and as the Lessees are obliged, by a Covenant
 " in the new Leases, to keep a Field Covenant Book, that the Surveyor shall look over the
 " Estate, and that Book, when he goes to receive the Rents, and make an annual Report
 " to this Office respecting the condition of the Estate, and the attention paid to the Covenants
 " by the Lessee."

" This Plan having been verbally agreed to, though not officially adopted, as hereafter was
 " named to the Receivers of the two following Divisions of Receipt when their Offices became
 " vacant, viz. the Division of Lancaster, Westmorland, Cumberland, York, Durham, and
 " Northumberland, and the Division of Southampton, Wilts, and Gloucester, the Land
 " Revenue within which is now collecting by an Acting Receiver for each Division, and a
 " similar vacancy has very lately occurred in the Division of Warwick and Leicestershire. It was
 " the intention of the late Chancellor of the Exchequer, that these offices should be gradually
 " discontinued at the death or removal of the present officers, employing interim Receivers
 " at reduced allowances until the plan of appointing Surveyors should be carried into effect.
 " The Rents will in this way be collected at less expense than formerly, and an efficient
 " check will be put upon the conduct and management of the occupiers of the Crown's Estates,

(149.)

Q 3

" without

No. 13.

or without any charge whatever on that account. The Land Surveyors will not, I apprehend, find it difficult to give adequate security for the due fulfilment of their engagements."

The wisdom and economy of the measure thus recommended, and we may almost say the necessity of adopting it, will be sufficiently apparent from the foregoing part of this Report, and therefore we need not confuse any more of your Lordships time with further arguments upon the subject. We will only beg leave to state, that a single day has scarcely occurred since we entered upon the duties of our office, in which we have not had occasion to observe and lament the consequences of the present total want of the means which this method would afford, of knowing how far the important Covenants for the due estimation of the landed property of the Crown are complied with, and of enforcing that compliance.

We, therefore, beg leave to recommend to your Lordships,

18.—That in all future cases of the vacancy of the place of any Receiver of the Rents of the Crown, no new appointment of such Receiver, for any general district shall be made; but that the duty of collecting the Rents of each particular Estate within that district, together with the other duties to be hereafter mentioned, shall be entrusted to the Land Surveyor who shall have been employed to estimate and report the value thereof, and to advise concerning the proper mode of cultivating the same, in case such Estate shall have been so valued and reported upon at the time the last Lease was granted, by any Surveyor then and still residing in that part of the country, and, where no such Survey has been made, to the Land Surveyor generally employed in that district, under the Department of Land Revenue.

19.—That such Surveyors shall respectively receive, as the consideration for performing the duty of collecting the Rents, and the other duties about to be mentioned, nothing farther than a corresponding appointment of the emoluments formerly annexed to the Receivership.

20.—That the present Receiver who executes their duty by Deputy, (and we believe the majority of them do so), shall be directed, whenever it may become necessary for them to make a new appointment of a Deputy, to employ in that capacity such Land Surveyor as before defined, if he shall be willing to undertake the duties in future to be joined with that of receiving the Rents, for such remuneration as they allow to their present Deputies.

21.—That every Receiver or Deputy Receiver, as the case may be, appointed in the manner we have proposed, shall in future be obliged to view the Estate of which he shall receive the Rents, once in the year, at least, at the time of receiving the Rent then to be collected; and, after examining the Field Book of the Lessee, or of his Undertenant or Undertenants, shall report how far the same has been kept in the manner directed, and how far the other Covenants in the Lease have been performed; in what particulars there has been a failure in any of those respects; and whether any, and what improvement upon the prescribed mode of cultivation occurs to him which it might be advisable with the consent of the Tenant to adopt, during the remainder of the Lease; and that he shall accompany his Report with Extracts from such parts of the Tenant's Field Book as he may think necessary for the better understanding of such Report.

We take this opportunity of stating to your Lordships, that by the Warrants of your Board, directed to the Clerk of the Pipe, and authorizing him to prepare the Leases intended to give the Exchequer Seal, which Warrants are subjoined to the Instruments called *Congrats* and *Rates*, prepared in the Land Revenue Department, and containing the description of the Premises to be granted by, and the Covenants to be comprised in those Leases, that Officer is required to insert in such Leases, not those Covenants only, but also, "*such others as he shall think necessary for His Majesty's service, and are usual in Leases of the like nature*;" and it has been represented to us, that the Clerk of the Pipe has considered himself to be, by the last-mentioned passage in the Warrants, empowered to make additions to those Covenants, although they had been settled in the Land Revenue Department, agreed to by the intended Lessee, and approved by your Lordship's Board; and has often exercised such power: But as the effect of the exercise of that power may be to throw the whole treaty back by the proposed Tenant refusing to execute the Counterpart with such addition, We think that the inconvenience of continuing it must be so obvious to your Lordships, that we persuade ourselves, that after you shall have formed your decision on the Scheme of Covenants which we have now prepared, you will seek to be united in future Warrants, the words conveying the said power to the Clerk of the Pipe, and direct that Officer, in preparing the Crown Leases, to confine himself to the insertion of those Covenants only, which shall appear in the *Congrats* and *Rates* from this Board.

We are, my Lords,

Your Lordships very humble Servants,

GLENDELVIE.
W. D. ADAMS.
HENRY DAWKINS.

The Right Honourable the Lords Commissioners
of His Majesty's Treasury.

Appendix,

COVENANTS intended to be inserted in the Leases of the Lands of the Crown.

1.—To pay the Rent quarterly on each of the usual quarter days of payment, viz. Christmas, Lady-Day, Midsummer, and Michaelmas, and also all Taxes and Assessments charged and to be charged on the premises during the term.

2.—To make such Subdivision Fences as shall be thought necessary and proper, and shall be required by the Commissioners of the Woods, Forests, and Land Revenues of the Crown (or the Surveyor General of the Land Revenue), or by such Land Surveyor as they (or he) may appoint for that purpose, and to plant Quicksets of Whitethorn of three years old Nursery Plants in such Parts of the Hedges and Fences as shall be deemed fit and proper for the same, and be required by the said Commissioners (or Surveyor General) or such Land Surveyor as they (or he) shall appoint, and to weed and preferre such Quicksets, and not to cut, pull, or re-make any Hedges, except during the Winter season, and to make and plant down in a workmanlike manner, at such times in each year, one-tenth part of all the Quick Hedges, and at such times to set Whithorn Plants of the age and quality above-mentioned, wherever there shall be no sufficient Quick Fence.

3.—To drain in a proper, sufficient and effectual manner all such parts of the Lands, by cutting and maintaining proper Drains, of such dimensions and in such directions as the Commissioners (or Surveyor General) or Land Surveyor appointed by them (or him) shall require. To make and maintain proper Ditches to all the Hedges in a husbandmanlike manner, and to open and dig, in each year, one-tenth part of all the Ditches and Watercourses, and to lay Scaughs and Drains to carry off the surface Water in such places and at such times as the Commissioners, (or Surveyor General) or Land Surveyor appointed by them (or him) shall require.

4.—To preserve all the Timber Trees and other Trees, Spires and Saplings likely to become Timber, from spoil and destruction, and not to cut down any Timber Tree, Pollard or other Tree, Spire or Sapling likely to become Timber, under a penalty of £10 for each Timber Tree, and £10 for each other Tree, Pollard, Spire or Sapling, over and above the value of such Timber or other Tree, Spire or Sapling, respectively; and not to top or lop any Trees whatsoever, except such Trees as had been pollarded and periodically lopped previously to the commencement of the Lease, and not to lop any Pollards of the last-mentioned description but at the times when the Fences are repairing, nor to lop any such Pollards oftener than once in every ten years. To permit the said Commissioners (or Surveyor General) or such person as they (or he) shall appoint, to enter upon the Lands at any time and times, and to fell or cut, or cause to be felled or cut, any Timber or other Trees, and if necessary, to fell and dispose of the same upon the Lands, and to remove such Timber or other Trees therefrom without making any allowance to the Lessee for any damage which shall or may be occasioned by such felling or cutting and removing, provided the same shall be done with due and proper attention and care, so as not to cause any unnecessary or avoidable injury to the said Lands, and at the proper or usual seasons of the year.

5.—Not to cut such Coppice or Underwood as there may be on the Estate either during or at the end of the term, but at the intervals and seasons of the year fixed by the custom of the Country, or by the terms of the Lease, nor without giving two months previous notice in writing to the said Commissioners (or Surveyor General); and on the first cutting of the Coppice Wood after the commencement of the Lease, to leave on each Acre not fewer than 200 Oak, Elm, Alder, or Birch Plants, consisting either of such as shall have naturally sprung up from the Acorn or Seed, or in defect of that number from the Acorn or Seed, such deficiency to be made up by a selection of the most vigorous shoots from Stooks, or by healthy vigorous young Oak Trees from a Nursery, to be provided by the Crown, but planted by and at the expense of the Tenant; the said number of 200 Trees or Plants on each Acre to be kept up by leaving the same identical Plants, except such of them as may in the opinion of the said Commissioners (or Surveyor General) or Land Surveyor appointed by them (or him) have failed or decayed or become manifestly unthrifty, the diminution of the number occasioned by such decayed or unthrifty Plants to be supplied by others of the same age and quality at the expense of the Tenant at every subsequent cutting of the Underwood, in the manner before mentioned; and also to plant on all the Banks and Hedges where the same shall be required by the said Commissioners (or Surveyor General) or person appointed by them (or him) an Oak, Elm, Alder, or Chestnut, to be provided by the Commissioners, at every interval of ten yards, and to protect and make the same good where any of them shall be found to have failed as above-mentioned, at his own expense; and none of the Trees, shoots

from

No. 13. (A.) from Stocks, or young Plants, to be left or planted, to be cut under pretence of thinning them or their being decayed, or for any other reason, without the authority of the Commissioners (or Surveyor General) or Land Surveyor appointed by them (or him); and all such Trees or Plants, when cut under such authority, to belong to His Majesty.

6.—Not to commit or suffer to be committed any wells, spout or defructions, by digging or sinking in or upon the land any Pit or Pits, or taking from the demised Lands, either by such Pit or Pits, or by and along any Drift or Level opened or to be opened on the demised Lands, or on Lands adjoining thereto, any Metal, Metallic Ore, Mine or Mineral, Coal, Marble, Limestone, Slate or other Stone, Gravel, Sand, Brick Earth, Clay, Loam, Marl, or other soil whatsoever, without the licence or consent in writing of the said Commissioners (or Surveyor General), except Pits for drinking-places for Cattle, and materials for making Roads on the Lands: not to break up or convert into tillage, without the previous licence and consent in writing of the Commissioners (or Surveyor General) under their (or his) hands or seal, any of the Meadow or Pasture Lands to be specified in the Leases under the condition of paying a further yearly Rent of £40 for every Acre of such Meadow or Pasture Lands so broken up without such licence, and so in proportion for any greater or less quantity than an Acre; such additional Rent to be paid quarterly during the remainder of the term at the same time with the reduced Rent, and the said additional Rent to be computed from the first of the first quarter days previous to such breaking up.

7.—To keep in good and substantial repair during the term, and to have in such repair at the end or other sooner determination of the Lease, all the Messinges and Buildings, together with all Fixtures and other Property thereto belonging, and the Gates, Sides, Hedges, Ditches, Banks, Bridges, Sewers, Drains, Stakes, Watercourses, Fences and Inclosures, on or belonging to the Estate, at the Lessee's own expense, without any Houle Rent or other Rate, or any Tender whatsoever to be had or taken for that purpose. The said Commissioners (or Surveyor General) or any person appointed by them (or him) to have power at any time to enter upon the Lands, and inspect the Buildings and other particulars before enumerated; and the Tenant on receiving Notice in writing from the said Commissioners (or Surveyor General) or such person appointed by them (or him) of such defects as on such inspection shall be found therein, to repair and make good all such defects within three months after the delivery of such Notice, or such further time as shall be specified therein, such repairs to be executed under the inspection of, and in such manner as shall be approved by the Commissioners (or Surveyor General) or such person as shall be appointed by them (or him) for that purpose, and such written Notice to be delivered to the Tenant, or his or her known Agent, or left at the dwelling-house of either; such Notice for the repairs of Buildings to be delivered some time in the months of March, April, or May, and such Notice for repairing Hedges to be delivered in October or November: And if such repairs shall not be well and sufficiently made within a time to be expressed in the said Notice, the Commissioners (or Surveyor General) to have power to direct the same to be done by such person or persons as they (or he) may think fit to employ therein, and to charge the Lessee with the expense of such repairs as an additional Rent, with power to recover the same by distress or otherwise, as Rents in arrear are recoverable.

8.—To sow, lay up, and stack upon the Land, all the Corn, Grain, and Hay, that shall yearly grow thereon during the said term, and spend and consume upon the premises all the Hay, and all the Straw, Chaff, and other Fodder arising from such Corn and Grain, and the Dung, Compost, and Manure thereof coming, to carry out and bestow on such parts of the premises as shall most need or require the same, in a good and husbandmanlike manner.

9.—Not to sow or cultivate on any part of the Lands during any of the last five years of the term, two Crops in succession of any of the kinds or descriptions usually denominated White or Exhausting Crops, that is to say, Wheat, Oats, Barley, Rye, Hemp, Flax, Turneps or Wood, nor without a Fallow, or Green or unharrowing Crop, properly hoed, intervening between every two such White Crops; such Green or unharrowing Crop to be eaten or consumed on the premises, nor to plant or cultivate more than one Crop of Potatoes on any one Field of the said Lands, Garden Ground only excepted, within the said space of five years; and that during the said space of five years, not more than one Crop of Hay shall be cut in any one year on any one Field of the said premises, which said crop of Hay shall be eaten and consumed upon the premises.

10.—At the commencement of the last year, to leave to be followed one moiety at the least of the Lands which shall be then in course or succession, to be cultivated for Green Crops or Fallow, and on the 24th day of August then next ensuing, to leave the other moiety thereof in Clover Lay, after cutting the first Crop of Clover therefrom, and to leave on the premises all the Dung and Manure made thereon during the last year of the term, and during each part of the year then next following as the Lessee shall choose to occupy the Farmhouse or Homestead and Outbuildings, without having or obtaining any allowance for the same.

11.—To lay down with the Summer Corn (such as Barley or Oats) in the last year, the Land which had been cultivated for Green Crops, or left Fallow in the preceding seasons, a sufficient quantity of good Clover and other Grass Seeds, to be specified in the Lease, such Clover and Grass Seeds to be paid for by the incoming Tenant. N^o 13. (A.)

12.—To pay for every Acre which shall not without licence in writing from the Commissioners (or Surveyor General) be managed and cultivated during any part of the last five years of the term, according to the order and course herein-before mentioned, a further yearly Rent of £ 20 and 10 in proportion for any greater or less quantity than an Acre, such additional Rent to be paid quarterly during the remainder of the term, at the same time with the referred Rent.

13.—To permit the succeeding Tenant or Tenants to plough the Land to be left to be followed, at any time from and after the commencement of the said last year, and to plough the Land to be left in Clover Lay, at any time from and after the 14th of August in the same year.

14.—To provide for the succeeding Tenant or Tenants in the Farm-house, or Homestead and Outhouses on the Estate, necessary and reasonable room and accommodation for his or their Servants and Horses, from and after the said respective times for entering upon the Land to be left for Fallow and Clover Lay, without any abatement of Rent, or allowance for the same, and to permit such Tenant or Tenants to carry out the dung from the Farm-yards and other parts of the premises, to the Land to be left for Fallow and in Clover Lay, or any of them; in consideration whereof, the outgoing Tenant to be allowed the use of the Barns and other necessary Outhouses, and of the Farm Yards on the premises, for any time not exceeding six months after the expiration of his term, for thrashing out and disposing of the Corn and other produce of the Land, and for foddering cattle thereon, such outgoing Tenant to yield up to his Successor such Hay, Straw, and other Fodder, of the last year's crop, as shall not have been consumed on the Land by his own cattle, the successor paying him for the same at a fair valuation.

15.—To keep or cause to be kept by his (or her) Undertenant (or Undertenants) a Field Book to be delivered to him (or her) by the said Commissioners (or Surveyor General) according to the form or plan of such Field Book or Books, thereby showing in what manner each Field or parcel of Land shall have been cropped or cultivated in every year of the term; and to permit the said Commissioners (or Surveyor General) or any person appointed by them (or him) from time to time, or at any time during the term, to enter upon the Land, and examine the state of the cultivation thereof, and produce such Field Books for the inspection of the said Commissioners (or Surveyor General) or such person or persons as shall be appointed by them (or him) as often as required, and to permit them (or him) to take Copies or Extracts thereof; and also, when required, to deliver or cause to be delivered to the said Commissioners (or Surveyor General) or any person appointed by them (or him) a true Duplicate or Extract thereof, for such years as shall be specified, and verify the same upon oath, if required.

16.—To enrol the Lease and all the Assignments which shall be made thereof, with the proper Auditor;—and

17.—To enter the Lease and Minutes or Decretals of all Assignments thereof in the office of the said Commissioners (or Surveyor General); within six months from the respective dates thereof.

18.—To make the Lease and all Assignments thereof void, in default of the performance of any of the Covenants therein contained.

N^o 13. (B.)

Appendix,

FORM of a FIELD BOOK proposed to be kept by the Lessee.

Name of Farm and Tenant.	FIELDS Name and Contents.		How Cropped and Cultivated in the	
			1811.	1812.
Therese Briggs. John Marley, Tenant.	Home Park	A. R. P. 23. 2. 7.	Wheat, manured with cart-loads of good Dung, per Acre, drilled or sown, and twice hoed.	Turkeys, after four plough- ings, manured with —cart-loads of good Dung, twice hoed, and sown off by Sheep.
	Green Close	13. 0. 10.	A Fallow manured with—cart-loads of good Dung, per Acre, and sown with Wheat.	Wheat.
	Kirkhill	15. 2. 0.	Drained.	Peas, beans, and grass with Cattle Feed.

N^o 13. (C.)

Appendix, No. 13. C.

My Lord, and Gentlemen,

THE Lords Commissioners of His Majesty's Treasury having had under their consideration your Report of the 15th of July last, subscribing amended Consents to be inserted in future in Green Leaves of Farm Lands, I have it in command to transmit Copy of the Minute of this Board of 22d instant, on this subject, for your information and guidance.

I am, my Lord, and Gentlemen,

Treasury Chambers,
25th October 1811.

Your obedient Servant,

Ed^d Warton.

Commissioners of Woods, &c.

Copy

No. 13. B.

N^o 13. (B.)

of Land Estates belonging to the Crown.

Year under-mentioned.			OBSERVATIONS.
1814.	1815.	1816.	
Barley, three times ploughed and sown, of Grate Seeds per Acre sown.	First Year's Layer, mowed once, and then eaten off by Sheep and great Cattle. Ploughed and sown with Wheat.	Wheat, afterwards Fallow, or Green Crop.	
Fast Peas; part Vetches for Crops.	Winter-fallow and clovered. Sheep folded for Turnips.	Barley, with Clover.	
Fed off with Sheep, and sown with Oats and Hay Seeds.	Grass, Summer fed.	Grass.	

Copy of TREASURY MINUTE, dated 21d October 1811.

N^o 13. (C.)

READ, Report of the Commissioners of Woods, &c. of the 15th July last, submitting Antecedent Covenants to be inserted in future in Crown Leases of Farm Lands.

My Lords having fully considered the said Report, and the Covenants therein annexed, are pleased to approve the said Covenants, with the alteration following in the 6th; namely, that instead of requiring the Lessee to replace such of the 200 Trees to be reserved on each acre of Woodland as may have failed, with Trees of the same age and quality, My Lords wish to have the Covenant run, That the same shall be replaced with Trees to be selected by the said Commissioners, or by the Surveyor General of the Land Revenue for the time being, or by the person or persons appointed by them or him.

My Lords concur with the said Commissioners in thinking it expedient to discontinue the Clause by which the Clerk of the Pipe is authorized to use discretion in inserting Covenants in Leases which are not contained in the Instruments called *Customs and Rates*, prepared in the Land Revenue Department, and are pleased to direct, that the said Clause in all Warrants hereafter made out, authorizing the Clerk of the Pipe to prepare *Leases*, and annexed to such Instruments, be discontinued accordingly.

Appendix,

No. 14.

Appendix, No. 14.

INSTRUCTIONS
TO BE OBSERVED IN SURVEYING ESTATES OF THE CROWN.

INSTRUCTIONS to be observed in surveying the Premises, mentioned in the Warrant
hereto annexed.

- Plan.** 1.—YOU are to make or cause to be made an exact Survey, Admeasurement, and (if necessary) a Plan of the Premises therein mentioned, delineating all Houses and other Buildings standing thereon, and all Yards, Gardens, Orchards, Closets, and parcels of Land therein belonging; to set forth their names, and the quantity of each parcel by its true content, distinguishing Arable, Meadow, Pasture, Wood, or other kinds of Land, and Inclosures from Common, Common Fields, or Commonable Lands, with the names of the Tenants or Occupiers thereof; you are also to delineate on such Plan, all Brooks, Ponds, or other Waters on the Premises, and all Public Carriage Roads, Bridle Roads, or Footways, over the same or bordering thereto, and to insert the Names of the Places to and from which they lead, and the bounds or boundaries of the Premises.
- Survey Book, or Particular.** 2.—You are to make out a Survey Book or Particular of the Premises referring to such Plan, and therein to set forth in what Parish, Township, Manor, Hundred, and County, the Premises are situated, the names of the Tenants or Occupiers, the Houses, or other Buildings and Lands respectively held by them, and the Rents paid for the same; to distinguish the respective quantities of Arable, Meadow, Pasture, Wood, or other kinds of Land, and Inclosures from Common Fields, or Commonable Lands, and to set forth their quality and yearly value by the Actre, and also what particular parcels of Meadow or old Pasture Land it may be proper to retain the Lessee from breaking up.
- State of Buildings, and Premises.** 3.—You are to certify the state and condition of the Houses or other Buildings on the Premises with regard to Repairs, and whether they are sufficient for the accommodation of the Tenants, or the convenient occupation of the Lands or otherwise, and also the condition of the Gates, Stiles, and Fences on the Premises, and whether you think it advisable that any, and which, of the Buildings should be insured from Fire, and what sum or sums should be respectively insured thereon.
- Timber and Wood.** 4.—You are to take an account of the Timber Trees, and Saplings likely to become Timber, now growing upon the Premises, and certify the numbers, kinds, and value thereof, and where growing; whether any, and which of them are at maturity, and fit to be cut, and whether the soil is favourable for the growth of Timber.
- YOU are further to set forth,
- Commons.** 5.—Whether any and what Rights of Common appertain to the Premises, or whether the Premises, or any parts thereof, are subject to any and what Rights of Common; whether such Rights are unlimited, or how and in what manner limited; whether any and what Rents or Acknowledgments are paid for the same, and to whom; whether an Inclosure of the Commons or Common Fields (if any) is desirable, and what benefits would be likely to arise from such Inclosure to the Estate of the Crown.
- Mines and Quarries.** 6.—Whether there are any Mines, Minerals, Collieries, Quarries of Limestone, Slate, or other Stone, Marl or Chalk Pits, or Clay fit for making Brick or Tile, within or upon the Premises, and what benefits arise, or are capable of being derived therefrom.
- Fisheries.** 7.—Whether any and what Fisheries or Fishing Places belong to the Premises, and of what yearly value.
- Tithes.** 8.—Whether the Premises, or any and what parts thereof, are Tythe-free, or if tythable, to whom the Tythes belong; whether they are taken in kind, or what Modulus or Rents are paid in lieu of Tythes, and to whom; and whether any, and what Tythes of other Lands belong to the Premises, and the yearly value thereof.
- Taxes and other Outgoings.** 9.—What is the yearly amount of the Land Tax and other Parliamentary Taxes, and of the Poor and Church Rates, Highway Rate, or other Parochial Assessment, respectively, charged upon the Premises; and whether any and what Quit Rents, or other Outgoings, are issuing from the Premises, to whom payable, and on what account; whether such Taxes and Parochial Assessments, or other Outgoings, or any and which of them, are paid by the Occupiers of the Premises in addition to their Rents, or are paid and allowed by the Tenant of the Crown.

10.—What

10.—What is the nearest Market Town to the Premises, and the distance therefrom; also the distance from the nearest Turnpike Road and navigable River or Canal, and the name of such River or Canal; and whether the public Roads are good, and well taken care of.

No. 14.

11.—What rotation of Crops or Course of Husbandry prevails at present in the management of the Lands, and what Course you think most advisable to be pursued, and what Improvements you think may be made on the Premises.

Market Town,
Public Road, &c.
Course of Hus-
bandry Im-
provements.

12.—You will consider and report, with your reasons, how far all or any, and which of the Covenants set forth in the pointed Paper sent you herewith, or under any and what modifications thereof, or any and what additional or other Covenants, ought, in your opinion, to be inserted in any Lease for 31 years: which may be granted of the Premises.

Covenants for
future Leases.

13.—You will certify what in your judgment is the true and fair annual value of the Premises, or what clear annual rent they are worth to be granted on Lease for a term of 31 years, or for such shorter term as it shall appear to you to be more for the interest of the Crown to grant the same; bearing in your mind the Covenants you may recommend to be introduced into such Lease; the Lessee paying all Taxes, Insurance, and other outgoings whatsoever, except the Land Tax, and performing all repairs; and the Crown paying for the survey of the Estate, and making an allowance to the Lessee for the expense of his Lease, which must be paid by him.

Clear Value of
the Premises.

14.—You will state whether you are of opinion, that it is more advisable for the Crown to continue to grant the Premises on Lease, or to sell the same, or any and what part or parts thereof, in perpetuity, with the grounds of such opinion, and what Number of Years Purchase of such clear annual Value or Rent you estimate the same to be worth, to be sold in Freehold.

15.—Lastly, You will set forth in your Report the amount of the Account of your Charges for the service required hereby, and also annex a Copy of that Account to your said Report.

Appendix, No. 15.

No. 15.

A SCHEDULE OF ACTS OF PARLIAMENT

Passed from the time of making the Surveyor General's Fourth Report to the Legislature, to the time of making the Fifth Report of the Commissioners of His Majesty's Woods, Forests, and Land Revenues; for the Division, Inclosure, Drainage, Embankment, Improvement, and Sale of Lands, and other purposes, in which the Interests of His Majesty are concerned;

And which Acts were referred by the Right Honourable the Lords Commissioners of His Majesty's Treasury to the said Surveyor General, or to the said Commissioners, for his or their Opinion and Report thereon, previously to His Majesty's Consent being given thereto, or which were otherwise proceeded on by the said Surveyor General or Commissioners.

AN ACT for allotting Lands in the Parish of Croston, in the County of Lincoln.

49 G. 3. 1889.

An Act for inclosing Lands in the Township of Cadworth, in the Parish of Roydon, in the West Riding of the County of York.

An Act for inclosing Lands in the Townships of Nunan-ewch'-s-Afon, Nunan-is'-s-Afon, and Llanellyd, in the Parishes of Llansfarchell and Llanellyd, in the County of Merioneth.

An Act for inclosing Lands in the Parishes of Croton, Hopton, and Guxalton, in the County of Suffolk.

An Act for inclosing Lands in the Parish of Barton-in-the-Clay, in the County of Bedford.

An Act for inclosing Lands in the Parish of King's Cliff, in the County of Northampton.

An Act for inclosing Lands in the Township of Skelton, in the Parish of Howden, in the East Riding of the County of York.

An Act for inclosing Lands in the Parish of Cawwys, in the County of Flint.

An Act for inclosing Lands in the Township of North Duffield, in the Parish of Skipwith, in the East Riding of the County of York.

An Act for inclosing Lands in the Parish of Betws Abergele, in the County of Denbigh.

(189.)

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No. 15.

An Act for inclosing Lands in the Parishes of Shobden and Lloges, and in the Manor of Aynshley, within the Parish of Aynshley, in the County of Hereford; and for extinguishing Tythes in the Parish of Shobden.

An Act for inclosing Lands in the Parish of Dransfield, in the County of Derby.

An Act to repeal so much of an Act passed in the forty-eighth year of His present Majesty, for inclosing Wastes in the Township of Minera, in the County of Denbigh, as subjects the Owner of certain Mines there to Damages for working the same, and as authorizes any person to get Stone from any Mines of Stone in the said Waste.

An Act for inclosing Lands in the Parish of Sharnbrook, in the County of Bedford.

An Act for inclosing Lands in the Township of Helperby, in the Parish of Bradford, in the North Riding of the County of York.

500.3. 1810.

An Act for inclosing Lands in the Parish of Sellings, in the County of Kent.

An Act for inclosing Lands within the Parishes of Tostock, Penall, Mitchell, Treay, Cernicewen, Landogo, Trowen, and Lashen, in the County of Monmouth.

An Act for inclosing Lands in the Parish of Lorton, in the County of Lincoln; and for providing for the repair of a certain Sea Bank within the said Parish.

An Act for inclosing Lands in the Parishes of Gladdelby and Colra, in the County of Rutland.

An Act for inclosing Lands in the Parish of Dymchurch, in the County of Flint.

An Act for inclosing Lands in the Parish of Wigmore, and in the Townships of Coshope or Covenhope, and Upper and Nether Ley and Oakley, in the Parish of Aynshley, in the County of Hereford.

An Act for inclosing Lands in the Townships of Hutton-Congers, Raimon-with-Newby, and Melanby, in the North Riding of the County of York.

An Act for inclosing Lands in the Parishes of Llanaber, Llaneddyrwe, Llanbedr, and Llanidre, in the County of Merioneth.

An Act for inclosing Lands within the Parishes of Leiden and Thoburn, in the County of Suffolk.

An Act for inclosing Lands within the Parish of Sibby, in the County of Lincoln.

An Act for inclosing Whitchurch Common, and other Waste Lands, in the Parish of Whitchurch, in the County of Oxford.

An Act for altering Lands in the Parish of Wiskell, in the County of Lincoln.

510.3. 1810.

An Act for inclosing Lands in the Parishes of Great Everiden and Little Everiden, in the County of Cambridge.

An Act for inclosing and dividing the Common and Waste Lands in the Parishes of Hornchurch, Romford, and Havering, within the Manor and Liberty of Havering-atte-Bowen, in the County of Essex.

An Act for enlarging the Powers of two Acts of His present Majesty, for inclosing and embanking the Marsh called Muddbrook and Corbitasgoss, in the County of Anglessea, and for draining and preserving the inclosed Low Lands contiguous thereto.

An Act for inclosing and embanking Lands within the Townships of Warton-with-Lindesh, and Silverdale, in the Parish of Warton, in the County Palatine of Lancaster.

An Act for inclosing Lands in the Parishes of Llanarmon, Llaneddy, and Brynaglwyr, in the Counties of Denbigh and Flint.

An Act for inclosing Lands in the Parishes of Newmarket and Cwm, in the County of Flint.

An Act for inclosing Lands in the Parish of Aberdaron, and other Parishes and Places therein mentioned, in the County of Caernarvon.

An Act for inclosing Lands in or belonging to the Parishes of Calster, North Kelsey, South Kelsey, Clusby, Gressby, and Scarby-on-Owsey, in the County of Lincoln.

An Act for inclosing Lands in the Parishes of Dolgelly and Celynin, in the County of Merioneth.

An Act for inclosing Lands in the Parish of New Radnor, in the County of Radnor.

An Act for inclosing Lands in the Parish of Tiltland, in the County of Wilts.

An Act for inclosing, and exonerating from Tythes, Lands in the Parishes of Great Wymondley, Little Wymondley, and Ippolton, in the County of Hertford.

An Act for altering Lands in the Parishes of Wells near the Sea, Warham All Saints, Warham Saint Mary Magdalen, and Warham Saint Mary the Virgin, in the County of Norfolk.

An Act for inclosing Lands in the Hamlet of Fiddington, in the Parish of Alchurch, in the County of Gloucester.

An Act for inclosing Lands in the Parish of Harroton, in the County of Middlesex.

An Act for inclosing Lands in the Parishes of Bournham and Padworth, in the County of Berks.

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An Act for inclosing and draining Lands in the Parish of Llanafa, in the County of Flint.

An Act for inclosing Lands in the Parish of East Dereham, in the County of Norfolk.

An Act for inclosing Lands in the Parish of Longney, in the County of Gloucesters.

An Act for inclosing Lands in the Parish of Pileck, in the County of Radnor.

An Act to authorize the Commissioners for improving and completing the Navigation of the River Thames and its branches the Jurisdiction of the City of London, near Staines, in the County of Middlesex, to the Town of Oricklade, in the County of Wilts, to make a navigable Canal out of the River Thames, near Maford's Point, in the Parish of Egham, in the County of Surrey, to communicate with the said River at or near Bell Weir, in the said Parish of Egham, and to erect Pound Locks in such Cut, with necessary Weirs and other Works on the said Navigation.

An Act for allowing and entering from Tythes, Lands in the Parishes of Brocklesby and Great Limber, in the County of Lincoln.

An Act for inclosing Lands in the Parish of Cold Higham, with Grimsfote, in the County of Northampton, and for extinguishing the Tythes thereof, and of Pen-coze, in the said Parish.

An Act for inclosing Lands in the Parish of Witleham, in the County of Surrey.

An Act for inclosing Lands in the Parish of Nevis, and other Parishes and Places therein mentioned, in the County of Carmarvon.

An Act for inclosing Lands in the several Parishes of Llanfysydd, Llanegwad, Llangathen, and Llanbhangal Eithorgan, in the County of Carmarthen.

An Act for inclosing Lands in such Part of the Parish of Eglwysfach as lies in the County of Denbigh, and in the several Parishes of Llanfaintffraid-Glan-Covery, and Llanellan, in Rhos, in the same County.

An Act for inclosing Lands in the Townships of Barton-under-Needwood, and Tatenhill, in the Parish of Twenhill, and in the Townships of Toxill and Hauxcroft, in the Parish of Yaxall, and in the Townships of Netherstone and Hamphall Ridware, in the Parish of Hamphall Ridware, in the County of Stafford.

An Act for inclosing Lands in the Parishes of Holbeach and Whaplode, in the County of Lincoln.

An Act for inclosing Lands in the Parish of Llanyddid, and the several other Parishes therein mentioned, in the County of Cardigan.

An Act for draining, inclosing, and improving the Lands called Borough Fen Common, and the Four Hundred Acre Common, in the County of Northampton; and for forming the same into a Parish, to be called Newborough; and for building and endowing a Church for each Parish.

An Act for inclosing Lands in Llangafni, Llanddyfan, Ffraserth, and Cerrigwinwa, in the County of Anglesey.

An Act for inclosing Lands in the Parish of Llanrwell, in the several Counties of Denbigh and Carmarvon.

An Act for disafforesting the Forest of South, otherwise East Bere, in the County of Southampton, and for inclosing the open commonable Lands within the said Forest.

An Act for disafforesting the Forest of Parkhurst, in the County of Southampton.

APPENDIX, Part II.

DEPARTMENT
OF
WOODS AND FORESTS }

Appendix, No 16.

STATEMENT on the Subject of PLANTING in the ROYAL FORESTS;

Extracted from the MINUTES of a Meeting holden on the 14th of April 1808, of the Commissioners appointed in pursuance of the Statute of 9th and 10th Wm. III. cap. 36. by Letters Patent under the Exchequer Seal, for the purpose of enclosing 1,000 Acres part of the Waste Lands of *The New Forest*, for the growth and preservation of Timber, for the supply of His Majesty's Navy Royal.

THE Surveyor General, Lord Glenelgh, laid before the Commissioners the following Statement, and PROPOSITION, relative to the Enclosure to be made under this Commission.

" ON being re-appointed to the office of Surveyor General of His Majesty's Woods and Forests, and finding that I should have to act as one of the Commissioners under the present Commission, I circulated, with the privacy of the Lords of the Treasury, as generally as I could throughout the Kingdom, and particularly to such persons, whether in private or official situations, as were known to be most conversant with and skillful in the cultivation and management of Timber, a set of printed Queries relative to that important subject, many of which were calculated to procure the best results of modern and recent experience, as to the most advisable Method of raising Oaks in the New Enclosures about to be made in this Forest.

" It has been matter of more regret than surprise, to find by the numerous answers I have received from a great variety of the most respectable quarters, that much diversity of opinion prevails on some of the most important points; a diversity which, from the nature of the thing, there is, I fear, too great reason to believe it may never be possible entirely to remove or reconcile, since it is to be considered, that the space of nearly one hundred years must elapse before the success or failure of any Plan adopted in the Cultivation and Management of Oak Timber for the Navy can be clearly ascertained; that the contemporaneous execution of different Plans, and on a Scale of sufficient magnitude, would be requisite in order to form a judgment of their comparative merits; and that a difference of soil, climate, and exposure, may possibly render the method which would be the most eligible in one situation the least advantageous in another. Add to this, that a persevering attention and uniformity of system in the execution of the Plan or Plans to be adopted, would be equally requisite during the course of so long a period of time, through a succession of, perhaps, three or four generations.

" However, though these considerations must naturally excite diffidence and caution, they ought not to prevent us from endeavouring to proceed on the best grounds on which it is now in our power to act; and these seem to be, 1st. To follow the united opinion of persons of acknowledged judgment, experience, and observation, where they agree; 2^{dly}. Where they do not agree, after examining the different opinions which have been obtained, to adopt such Plan as shall seem to have the weight of authority on its side; or, 3^{dly}. To try several different Plans, where the opinions seem equally balanced, in the several Plantations about to be made.

" With regard to permanent attention and uniformity of system, let us entertain the hope that Government will feel daily more and more the urgent necessity of forming some Establishment, which may give the greatest chance, of which the nature of even the best human institutions will admit, of an uninterrupted adherence to such uniformity of system and persevering attention.

" The

" The want of such an Establishment, hitherto, will best account for the long neglect of
 " the 1,022 Acres of Plantations in lieu of which, the new Enclosures are now to be substi-
 " tuted; Plantations which do so much credit to the Government of King William.

" That neglect had produced, in our time, not only an almost total despair with regard to
 " the prospect of Navy Timber from these Plantations, but also a persuasion, that further Plan-
 " tations to be made by Government must be expected to meet with equal neglect, and could
 " never be looked to as a source of supply in future times. Indeed the opinion, sir, I would
 " not hope, prejudice, is but too prevalent still; yet I think I can venture to say, from a
 " good deal of information and observation, respecting even these Plantations of King William,
 " that within the last ten years, when for the first time a regular plan for thinning them was
 " established, and which seems to me to have been judiciously executed ever since, the Oaks
 " there which had been drawn up to slender shafts from their too great proximity, have even
 " at so great a distance of time from their being planned, begun to swell considerably in cir-
 " cumference, and may yet be expected, at no very distant period, to furnish a valuable
 " supply of Timber for the Navy.

" In order however to ascertain this interesting fact more precisely, I took the precaution,
 " when left in the Forest, to have the girth of a certain number of Trees, in each of the eight
 " Enclosures in question, measured at a given distance from the ground, and the Trees
 " marked, and to have the circumference of each entered in a Book, so that by a re-measurement
 " of the same Trees at a subsequent period,* whatever addition may have been made to their
 " circumference in the interval will correctly appear.

* Infra, No. 22.
 p. 169.

" Having made this preliminary statement, I beg leave to suggest the propriety of requesting
 " Mr. Wickes, as one of the Commissioners who is professionally skilled in the subject, to
 " consider maturely, and report at our next meeting his opinion, concerning the method or
 " methods fit to be adopted in planting with Acorns, or Oak Plants from the Nursery, the
 " different Enclosures which have been already let out under this Commission, so as to afford
 " the greatest probability of raising, under proper management, the greatest quantity per Acre,
 " of Oak Timber, fit for Naval purposes, and in the shortest period of time.

" With a view to this object, I shall communicate to Mr. Wickes, Copies of the various
 " Answers to each of the printed Queries as immediately here on those points which he will
 " have to consider and report upon.

" I would further propose, that Mr. Wickes be requested, in preparing this Report, to
 " confer from time to time with Mr. Mortimer, one of the Commissioners, and Deputy Sur-
 " veyor, whose long experience in this Forest has rendered him particularly acquainted with
 " the nature of its different soils and exposures, and the advantages and disadvantages be-
 " longing to different parts of it in respect to the growth of Navy Timber.

" It will also probably be convenient that Mr. Wickes should from time to time commu-
 " nicate with myself on the subject of the different Answers to the said Queries, as I shall
 " have the facility of obtaining from the several Writers of those Answers, any further in-
 " formation or explanation which may seem desirable respecting the points most immediately
 " requiring attention; and I have still reason still to expect Answers from several other Gen-
 " tlemen from whom I have as yet not received any, and particularly from one* who is
 " perhaps the person in the whole Kingdom who is the best qualified, both from sound theory,
 " and long and accurate experience and observation, to form a correct and safe judgment on
 " such subjects.

" AFTER the best attention in my power, the following appear to me to be the
 " most material points:—First, for Mr. Wickes's consideration—and afterwards, for the
 " Opinion of the Commissioners, in regard to the reference which I have proposed to be made
 " to him;

1.—" Whether the Oaks in the new Plantations shall be reared from Acorns or from
 " Plants, taken either from the Seed Bed, or from Nurseries to which they had al-
 " ready been transplanted?

2.—" Whether it may not be advisable to intermix throughout the same Plantation, at
 " uniform distances, Acorns, and Plants from the Seed Bed or Nursery?

* T. A. Knight, Esq. from whom Lord Glenbervie afterwards received Answers to the printed
 " Queries.

No. 16.

- 3.—^a What will be the proper age and size of such Plants as shall be transplanted from the
^a Seed Bed, or Nursery?
- 4.—^a Whether it will be advisable to sow or plant Hawthorns, Hollies, Furze, or Broom,
^a where the Acorns, or young Oaks are planted?
- 5.—^a Whether to plant, intermixed with the Acorns or young Oaks, any other sort of
^a Trees, such as Beech (which appears to be a natural, or at least a very favourable,
^a production in most of the Oak Woods in New Forest), Spanish Chestnuts, Scotch
^a or other Fir, Larch, Plane-tree, &c.?
- 6.—^a Whether to plant near such of the exterior parts of the Enclosures as shall be ex-
^a posed to the West and South-west winds, some fast-growing hardy Trees, to
^a screen and protect the young Oaks adjoining them?
- 7.—^a Whether to try several of those different methods separately in the different En-
^a closures?
- 8.—^a What will be the proper Plants to be used, and best method of planting them, in
^a such places of the different Enclosures as are manifestly unfit for the growth of
^a Oaks?
- 9.—^a At what distance from each other, the Acorns and Oak Plants when employed
^a should be planted?
- 10.—^a In what manner the spaces or holes where the Acorns or Plants are to be put
^a should be dug or prepared?
- 11.—^a Whether the Furze, Holly Bushes, &c. which are now growing in several parts
^a of the intended Plantations, should be grubbed up, and removed, before the
^a Plantations are made?
- 12.—^a Whether the large Trees, both Oak and Beech, which still remain in some parts
^a of the intended Enclosures, should not be cut down, and removed before the Plan-
^a tations are made?
- 13.—^a Whether, in like manner, all the *Moss Wood*, or Stumps of Oak and Beech, re-
^a maining in certain parts of the intended Enclosures, should not be grubbed up
^a and removed?

^a HAVING proposed this reference to Mr. Wickham, I think it may be useful to throw
^a out, for his consideration, the following Remarks, which have occurred to me as deserving
^a his attention:

1.—^a As to the comparative advantage of using Acorns, or Plants from the Nursery; the
^a generality of opinions is, that the first is the preferable method, but I am inclined to believe
^a that this notion is very much founded on this being the ordinary course of nature, in the
^a production of Vegetables; an argument, however, which would tend to the rejection
^a of all the improvements of Art, in the cultivation of Trees and Vegetables of all sorts.

^a *Infra* No. 15. ^a The opinion of the President of the Royal Society is, that either method may be pro-
 p. 267. ^a duced with equal success; and the following well-authenticated case strongly confirms that
^a opinion:

^a A Grove belonging to Mr. Marshall, of Straton near Norwich, whose father's accurate
^a observations on such subjects are well known, was sown with Acorns in 1719, a small part
^a of which, where the Acorns had failed, was filled up with Plants from the same Grove,
^a when they were seven or eight years old, and at the present time, no one can tell which are
^a the transplanted Trees.

^a But in the instance I am going to mention, and of which I have received information
^a equally authentic, transplanted Oaks of the same age, outgrow those which had never been
^a moved from the Seed Bed. In Hertfordshire, on the Estate of R. P. Knight, Esquire, of
^a Downton Castle, there is a considerable Oak Plantation in a high and ascending, but sheltered
^a situation, partly taken in from a Common. The Trees of this Plantation were raised from
^a Acorns, planted in 1773, in a spot rather lower and more sheltered than the rest of the ground;
^a the soil nearly of the same quality. In 1776, a large proportion of the Seedlings was trans-
^a planted farther up the ascent, but adjoining to the original Nursery, leaving a sufficient
^a quantity to remain there, of the largest and hardiest Plants. In 1779, and 1780, a certain
^a proportion of those so planted out was again transplanted yet higher up, and on the open
^a Common, though still in some degree sheltered, without any preparation but filling them
^a in holes of proper dimensions; a sufficient quantity being left, as in the original Nursery.

^a The

" The relative growth of these different classes has been, that those on the open Common, which were twice transplanted, are manifestly the largest, those once transplanted next in size, and those left in the Seed Bed the smallest.

No. 16.

" But there is a particular reason against relying on *Acorns* alone (independent of any difference of advantage in respect of vegetation), namely, that they are extremely apt, in many places, to be destroyed by Mice and other vermin of that sort, and it is known that these abound very much in this Forest.

" It should seem, therefore, upon the whole, that it might be best not to trust entirely to either method, but to intermix *Acorns* and *Plants*, and this method has been recommended by a person of very great experience in planting, with a view to the plantation of a double Enclosure in another of the Royal Forests, which recommendation is about to be carried into effect.

2.—" It seems very desirable that the *Plants* to be used should be of such a height as to overtop the *Woods* and *Grafs*, and the *Purms*, or *Bocoms*, if there is any left to grow among them; for otherwise, undoubtedly, they will be in a manner killed by them, and some *Woods*, as *Ferns* particularly, when they decay in the Autumn, by falling upon the plants, and covering their tops, will do them irreparable injury.

3.—" I am strongly inclined to think that sound *Navy Timber* may be raised from *Stools*, and at an earlier period than from the *Acorn* or young *Plants*, and I believe there actually exist numerous valuable *Oaks*, considerably advanced in their progress to the *Navy* size, which have grown up in *Coppice Woods* from *Stools*, in different parts of Great Britain. Mr. Wickens and Mr. Mortimer know that I have had a great deal of discussion with them on this subject, and that I have not lightly formed the conclusion I have just stated, and for which I particularly wish to refer to the communications of Mr. Harvey, Manager of Lord Bigo's Woods in *Staffordshire*, and to the experience of Mr. Mortimer himself, and of Mr. Mumford, in *North Denaby Enclosure*, and in *King's Coppice*, in this Forest.

"*Infra Naut.*
p. 165.

4.—" There is on the question of mixing *Trees* of other sorts with the *Oaks*, very considerable authority on each side, but the balance of the opinions I have received, is clearly against that practice; and in *Plantations* whose object is *Oak Timber* for the *Navy*, except where an intermediate shelter against the South-west winds is required, or in spots which have been unavoidably included in the intended *Enclosures*, but where there is reasonable ground to believe that *Oaks* will not grow, the strong inclination of my opinion is, not to intermix other *Trees* with the *Oaks*.

" If, however, it should be desirable to give the practice of such intermixture a fair and accurate trial, in some of the intended *Plantations*, I should think the *Scotch Fir* and *Larch* the best for the purpose; because from their conical growth, they do not overtop the *Oaks*, while, at the same time, they shelter them, forming a screen by their broad barks, in places where the *Plants* are young and tender. They will also yield an earlier and more certain profit than other *Trees*, when they are thinned away, which may, perhaps, be properly done, in the space of 20 or 30 years.

" With regard to the planting or sowing *Bushes* among the *Oaks*, according to the best opinion I can form, after weighing and comparing all those which have been communicated to me, either in writing or conversation, the principal use of *Purms*, *Holly* or *Hawthorn Bushes* in *Oak Plantations*, is to protect them from injury, by being broken down or browsed by *Deer*, *Cattle*, or other *Animals*. Now this danger does not exist when the *Plantations* are enclosed, and the *Fences* duly preserved. The common expressions used on this subject, that the *Bushes* *smother* or *smother* the young *Oaks*, are, in their nature very loose and indefinite, especially the former. The only way in which I can understand those expressions, consistently with the nature of the thing, is that they protect the *Trees* while young and tender, from the above-mentioned injuries, and from wind and cold; for it is hardly possible to conceive, that those *Plants* which draw their nourishment on the same spot, from the same earth, air, rain, &c. and therefore seem to interfere in a greater or less degree with the supply necessary for the *Oaks*, should contribute to their nourishment and increase, and as at first they in general outgrow the *Oaks*, they tend to suffocate them by excluding the air, and also the light, which is known to be essential to vegetation; and, as to protection from the weather, the neighbouring *Oak Plants* themselves answer that purpose equally well."

Resolved,

THAT a copy of the above Statement, and Proposition, be delivered to Mr. Wickens; and that he be requested to take the same into his consideration, and report, as suggested therein, at a Meeting of the Commissioners to be held for the purpose of receiving such Report.

Mr.

No. 16.

Mr. Wickens having made his Report at the next Meeting of the Commissioners (12th July 1863), after a full discussion of that Report, and of various other methods recommended by persons of great experience in planting, a specific Plan was agreed on for the Plantations under that Commission, partly experimental; but the general principle was, to plant an intermixture of Acorns and Oak Plants with a very small proportion of Spanish Chestnuts, so that if either the Acorns or Plants should succeed, a full-grown Crop might be expected, and so plant no Trees of any other sort, except in spots where it should be thought that Oaks would not grow, and which it might be necessary to include, in order to avoid the expense of extensive fencing or for shelter, in high and exposed situations. This method has been continued in all the subsequent Plantations under new Commissions, both in New and Dean Forests, with certain deviations, not material enough to be particularized here, which experience and observation, or local circumstances, have suggested.

No. 17.

APPENDIX, No. 17.

STATEMENT relative to the Number of full-grown OAKS which may be produced on an Acre.*

*Supra, p. 14.

AMONG the examples of considerably more than 40 full-grown Oak Trees being produced on an acre, the following are some of the most remarkable which have come to the knowledge of the late Surveyor General of Woods, &c.

In Lord Egmont's Park in Staffordshire, according to information received from Mr. Harvey, his Lordship's Steward, and the person who has for many years had the care of his Woods, a Coppice, the Timber on which was cut down about 15 years ago, contained, on the average, 84 Trees to an Acre, measuring one with another 108 cubic feet each.

There is on Lord Sheffield's Estate in Sussex, according to information received from his Lordship, a considerable Wood in which the Trees contain from 80 to 100 feet, and are not more than from 9 to 12 feet distant from each other. The distance of 12 feet gives 90 to the acre.

In a Wood called Churchill in Dean Forest, of the extent of between 200 and 300 acres, 72 Trees full in full growth were counted by Mr. Davies the Deputy Surveyor, and Mr. Drivers, on an acre, in the summer of 1810, containing in their opinion on the average about 60 feet each; and besides there were in the same acre 40 Scrubs of other Trees which had been long cut down, many of them of a large size.

From an estimate, made under the direction of Mr. Stones, of the value of some of his Woods at Paulerspury near Remley, and which he obligingly communicated to the Surveyor General in 1810, it appears that there were, at that time, 101 growing and thriving Trees on one particular acre (which was full-grown from the neighbouring Wood) computed to be worth £1,292. 20. This valuation was made at the rate of 6s. per foot, or £15. the load, making the quantity of Timber in those Trees 86 loads, or, on the average, above 40 feet each.

Appendix,

STATEMENT concerning the Growth of Timber from Scraps, Stubs, or Stools, of former OAK TREES. *

*Supra No. 16.
p. 165.

IN considering how the intermediate supply of Navy Timber is to be furnished till Plantations now undertaken shall arrive at maturity, it becomes a matter of much consequence to ascertain how far Timber of the proper size, and found in all respects, may be raised from Scraps or the Scraps of Oak Trees.

In the answers to the printed Query on this subject, several persons conversant with Woods and Plantations stated an unqualified opinion, that Trees growing from Scraps are felled to decay near the base, long before they arrive at a size fit for Naval purposes.

On the other hand, there was the positive testimony of many persons of great information and experience, who mentioned instances, within their own knowledge, of large sound Timber, fit in all respects for the use of the Navy, which had clearly grown from the Scraps of former Oaks.

Mr. Harvey remembers three large fells of very fine, straight, and valuable Oaks, fit for the Navy, in a Wood of Lord Bagon's, within the last 25 years, many of which had clearly grown from old Scraps.

Mr. Capes, the Deputy Surveyor of Whittlewood and Sakey Forests, Mr. Roper, Woodward to his Grace the Duke of Grafton, and Mr. Jones, the Purveyor of the Navy in Dean Forest, have all concurred in stating, that they know, from long experience and observation in those Forests, that many fine Trees, fit for the Navy, have been felled there, which were produced from old Scraps.

Mr. Wickens says, there are many hundreds of fine Trees now in Lord Fitzwilliam's Park, at Wetherby Castle, which have grown from Scraps.

In a *Treatise on Planting, and the Management of Woods*, by Samuel Hayes, Esq. a Member of the Committee of Agriculture of the Dublin Society, it is stated, that it is now successfully proved, that some of the finest Trees ever produced have risen from old Scraps, and several instances are mentioned in his Work.

Nothing, however, was more convincing to the Surveyor General, than the circumstances of a Wood in the New Forest, called North Bentley Coppice, in which, on personal observation in the year 1810, he found that a large proportion of the Trees, of various sizes, with which that Wood is abundantly stocked, had manifestly and unquestionably sprung from Scraps, and that such Trees were in a state of as great vigour and obvious increase, as those near them which had grown from the Acorn.

In the Autumn of 1808, when the Surveyor General last visited Sherwood Forest, Mr. Clarke the Deputy Surveyor, and Mr. Thomas the Purveyor of the Navy, pointed out to him several Trees lying on the ground, which had been felled in the Spring of the same year, and which, in their opinion, had sprung from old Scraps, and were fully as sound as any of the other Trees felled that season. They both advised him, that many of the Trees both of that and the preceding Fall, had also in their opinion grown from Scraps; particularly in Glouchespe Hill, in Badby Quarter, and that those Trees had, in general, turned out to found as the others, though they had in the core, at the root, a spongy substance, generally of a whitish colour, but sometimes black. This appearance was observed by the Surveyor General in some of those that lay on the ground, running up from the place where they had been felled off for about a foot, more or less, of some inches diameter at first, but contracting gradually to a point, above which the wood appeared perfectly sound through and through. Mr. Thomas mentioned an instance of four Trees lately felled, which had sprung from one Scrap; he said they all turned out found, and that one of them contained 160 feet of timber, the other three about forty feet each. The Surveyor General observed, that in some of those lately felled, and then lying close to their stumps, there was something like a short peg that had run up a little way from the root where the spongy wood had been to be seen; this Mr. Thomas and Mr. Clarke supposed to be part of the old stump of the former Tree.

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Mr.

No. 18.

Mr. Thorne has only acted as Surveyor in this and the Northamptonshire Forests for a few years, and Mr. Clarke had not then had much experience or acquaintance with growing Trees; but both declared that the late Deputy Surveyor, Mr. Clarke's Uncle, who was but then lately dead, and had for a great many years held that situation, was of opinion, that many of the large found Trees which had been felled in that Forest in his time, particularly in Birkland, had grown from Stools.

There is, in Sir George Cournewell's Park, at Moreton Court, Herefordshire, a Wood or Grove, of perhaps 10 or 12 acres, near the Church, and between that and the Upper Park, which is known to have been formerly a coppice, but the Underwood has been destroyed for many years. In the Spring of 1809, there had been a considerable fall of Oaks in this Wood, some containing a load and a half of timber; but when the Surveyor General saw it, in the Autumn of the same year, there were still left standing in it from 30 to 40 to the acre. Mr. Webber, the person who has had the management of Sir George's Woods for above 20 years, thought that the Trees which have been left, and are growing full, averaged about 40 feet. It appeared manifest to the Surveyor General, on a very attentive examination of this Wood, and was the decided opinion of Mr. Webber who accompanied him, that almost all the Trees in it had grown from Stubs or Stools, but which probably had not been very old. In general, their trunks or stems, to the height of from 1 to 2 or 2½ feet from the ground, were nearly of uniform thickness, (not tapering like Maiden Trees), straight or not regularly circular, but of what may be described as in some degree a deformed surface, and growing somewhat out of the perpendicular; whereas the rest of the trunk was round, and tapered upwards in the usual manner. Mr. Webber said, almost all that had been cut had the same sort of substance near the root, with that which the Surveyor General described to him as observed in Sherwood Forest; but generally of a black colour; but not further up than from the root to the end of the irregular part; all above that part, had proved uniformly sound. Among those of the late Fall, one which had stood on the external verge of this wood, contained three loads of found timber; and had, in Mr. Webber's opinion, and the Surveyor General's, clearly grown from a Stool.

Some of the principal circumstances above mentioned were stated to Mr. T. A. Knight, whose opinion, by a former communication with which he had favoured the Surveyor General, had seemed to militate against the inference drawn from them; but that Gentleman afterwards favoured him with a full and clear explanation of his sentiments on the subject, in which he observed, that scarcely any of the persons who appeared to differ from him had distinguished between a young, a middle-aged, and an old Stool; that he had no doubt Trees springing from young or middle-aged Stools would acquire a very considerable, and, perhaps, a large size, and be a good timber as if they had sprung from the Acorn; but if they happened to spring from the stump of Trees which had begun to decay before they were felled, or from the hollow flanks of an old Coppice, they might grow rapidly, and have the appearance of being found, but would internally decay before they arrived at any considerable size.

If, on the whole, from what is above detailed, it is a fair conclusion that found timber, and of a size fit for the Navy, may be raised from the Stools of Oak Trees which had not begun to decay, or from healthy Stools or Stubs in Coppice Woods, the advantage of acting upon that principle in the cultivation of timber for the Navy, will appear unquestionable from the following considerations:

1.—In consequence of the acknowledged superior quickness of the growth of Shoots from Stools for the first few years at least, they sooner acquire a height beyond the reach of Deer and Cattle.

2.—As Woods are most frequently not cut down at once, but progressively, either for the purpose of thinning or to obtain for use such of the Timber as comes to maturity at different periods, by proper attention in removing all but the principal Shoot or Shoots, there may be from Stools a constant succession of new Timber coming forward, of different ages and sizes, in the same Wood.

3.—In Coppice Woods, particularly, which are kept under a regular system of successive cuttings at intervals of 20, or sometimes more, sometimes fewer years; and in which by law, by usage, or by particular Regulation with Lessees, a certain number of Tillers, or Standards, are or ought to be reserved, it will be found that this condition can be much more easily complied with, by leaving such Shoots from Stumps, Stubs, or Stools, as are above described, than by waiting for Maiden Trees from Acorns, either accidentally dropped, or actually planted at the time of the cutting.

STATEMENT

Concerning the Transplanting of OAKS of different Ages; and the Tap-root of OAKS.

ONE of the reasons which operates with many in support of the opinion, that transplanted Trees, of whatever age, must be inferior to those which are left in the place where they first sprung from the acorn, is of a *diversified nature*. They conceive that the preservation of the main root ends, which in young Oak Plants generally strikes directly down perpendicularly from the stem, and is called the Tap-root, must be of material consequence to the growth of the Plant; and, as it must be bruised or broken, and is generally shortened by the knife, on transplanting the Tree, it is thought the Tree itself can never recover from the effects of that injury.

But if we resort to a much more satisfactory criterion, the very general *admiration and approbation* of much the greater number of the persons who took the trouble to answer the Surveyor General's printed Queries, are in support of the contrary opinion.

Besides many Nurserymen, (some of whom have spoken from very extensive practice for more than 30 years,) the President of the Royal Society^a, and many of the most considerable planters and owners of Woods in various parts of the United Kingdom, have given their testimony on that side of the question.

Supra, No. 16.
p. 16a.

Mr. T. A. Knight's sentiments on this subject were communicated to the Surveyor General in the following words:—"The tap-root is of consequence only during the first year's growth of the Tree, and I will venture to assert (and I speak from the actual examination of more than 10,000 Trees) that not a single instance can be adduced in which any thing corresponding with the idea of a Tap-root now exists under any one Tree of 10 years growth in England. I think I have shewn in a paper in the Phil. Trans^b of 1806, (in which I have pointed out the cause why the Radicle or Root of germinating seeds decays, and why their germ ascends,) that a Tap-root must necessarily languish after the first year, and become of no importance. And I speak from very extensive experiments, accurately and attentively made, when I assert, that shortening the Tap and lateral roots of young Trees, tends much to increase their future growth, by increasing the number of their roots."

Very convincing proof of the total disappearance of any vestige of a Tap-root in Oaks of a large size, fell accidentally under the Surveyor General's particular observation in the year 1809, in the case of three trees of that description at Moccas Court, and four or five in the Barlestone called Goldsmith's Hill in New Forest, which had been recently blown down by the violence of a sudden storm, and exhibited the whole compass of their roots in a circle of earth which had been torn up with them, and exposed in a direction nearly vertical. In the three at Moccas Court there was not the slightest appearance of any thing like what could have been an original Tap-root. The principal and largest roots had diverged in various ways, mostly horizontal, owing, probably, to the hardness of the substratum, or because the best nourishment was near the surface. The appearance of the four or five windfalls in New Forest was nearly the same, except that the principal roots, though some of them were central like a Tap-root, seemed to have descended nearly in a straight direction for three or four feet; but they then spread out all round, in a manner parallel with the general surface of the ground.

Whether a transplanted Oak, or one which has never been moved, will ultimately, under exactly the same circumstances, attain the greatest perfection in size and quality, is a fact which the observation of no individual can ever be able to ascertain by actual comparison; and it is believed that no regular register has ever been kept through several generations, of such an uninterrupted attention to the point, as could at all tend to a satisfactory decision upon it; but it seems fair to conclude, from the evidence about to be stated, that transplanted Oaks will grow as full (or fuller), and continue to thrive as long, as others not transplanted, till they reach a size sufficient for the Use of the Navy; which is the only practical part of the question with which we have any concern.

In the Forest of Thetford Thirlthwaite, Esquire, in the open part of Bere Forest, there was a large Fall of Oak timber in the spring of 1812. The Surveyor General saw many of the Trees lying on the ground in the month of August in that year, and was then informed that the plantations had been made about fifty or sixty years before. The Trees had been planted in raised circular mounds of earth, a yard or more in diameter, and about two feet from the crest of the mound, which in that place is flat and wet. They must have been of considerable size when planted. The workmen employed in hewing them informed the Surveyor General, that

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that one of them which had been then removed, had required a lead and a half, and several of the others a lead each; though on the average their contents were only from twenty to thirty feet.

In the same spring, there was a Fall of a considerable number of Oaks, planted about fifty or sixty years ago, when of the circumference of seven or eight inches, in an open waste belonging to Sir Henry Mildmay, Baronet, near Hartford Bridge, and not defended from Cattle, but by mounds in which they were planted, similar to those in the before-mentioned instance. These Oaks, when felled, were found to contain near a Load of sound timber, more or less. They have been since replaced by other plants of the same sort, and planted in the same manner. The above information the Surveyor General received from the most unquestionable authority, and he undertakes that planting in the same mode is very usual in that part of the country.

In September 1803, the Surveyor General saw many Oak Trees in the Park at Mooros Court and elsewhere in Sir George Cornwall's grounds, where deer, cattle, and sheep, were feeding, which had been drawn from plantations of his, of from 30 to 35 years standing, and planted in very large holes well dug, from 12 to 14 years before that time, being at the time of such planting from 12 to 14 feet high. A few years before, those plantations had been carefully thinned, by cutting down the worst plants to grow up afterwards for coppice-wood, and leaving the most thrifty and promising shoots, either for transplanting, or to remain in that ground, being at that time carefully, but not over-much, pruned. When transplanted, some of the lower branches were taken off, and others thinned, so as to leave none within reach of the deer. Their only protection against the bark being gnawed or rubbed against by those and the other animals, has been the sticking four or five wickets, or small wands, in the ground, about six feet high; close to the Tree, and tied to it with bands of slender pliable twigs, which are renewed every year for the first few years; and this protection had been found to answer completely. These Trees were then, in general, very shewing, and appear from the best authority to have continued so down to this time.

There is a small field near the Speech House, in Dean Forest, called the Acres Patch, consisting of several acres, which was sown with acorns about twenty-nine years ago. Part of this field has been thinned repeatedly since that time. About fifteen years ago, Mr. Blunt, then Deputy Surveyor, transplanted from it into the open Forest about forty or fifty Trees. All these, except two or three, have continued to grow and thrive from that time, though without any protection from cattle or other injury, except by some loose bushes being laid round them. During the last four or five years, others have also been taken from the same plot of ground, and planted in the same manner in the neighbouring open parts, to the number of several thousands. On the 14th of September 1803, those of the Trees transplanted by Mr. Blunt, three transplanted in the year 1803, and six which remained in their original place, (and where they were not so close together as to be hampered in their growth) were carefully measured under the directions, and in the presence, of the Surveyor General, by taking their circumference at the height of six feet from the ground. The same Trees were again measured on the 24th of August in the following year; when it appeared that those which had been transplanted by Mr. Blunt had increased the most, those transplanted in 1803 the next, and of those which remained in their original place, two had not increased at all, and the other four not so much as any of those transplanted. It is intended to re-measure them all again during the ensuing autumn.

It cannot indeed be advisable, in general practice, to transplant Oaks, on a large scale, after they have obtained a considerable height, on account of the great expense which must attend such a mode of planting, if executed in a proper manner; yet as there are cases similar to those in the coppices of Whitewood, Salrey, and Whitewood Forests, where, unless such Plans can be used, all idea of obtaining a succession of Timber must be abandoned, it becomes extremely important to know, whether, in such cases, this Plan may be resorted to with a reasonable prospect of success.

Appendix, No. 25.

TABLE,

Showing the Circumference of OAK TREES, in the Forests and Woods under-mentioned, measured at six feet from the ground, at the different dates hereunder stated; and the Contents of the said Trees to the height of twelve feet; together with the average rate of increase per cent. on that height, between the times of measuring.

[THE Surveyor General in the year 1808, as mentioned in N° 16 of this Appendix*, had the girth of a certain number of Trees, in King William's Inclosures, measured with a view to ascertain what their increase should be, on a re-measurement, in the interval of two years from that time. It afterwards occurred to him that it might be useful to extend this comparative observation of the progressive growth of Oaks, under different circumstances of age, situation, and protection, in different parts, both of that and the other Royal Forests; and this he has since had done by measurement and re-measurement of a certain number, in the following Forests, viz. New Forest, Dean, Alice Holt, Bere, Whitewood, and Saltery Forests. This Table exhibits the particulars of those different operations; and the exact facts with regard to the Trees in and transplanted from the Acon Patch (supra N° 19.) will be found under the title of Dean Forest, those transplanted by Mr. Blane being marked with the letters A. B. C.; those transplanted in 1807, D. E. F.; and those which remained in their original places, G. H. I. K. L. M.; the Trees themselves having been so marked on their first measurement.]

* Supra p. 241.

NEW FOREST.

NAMES of the ENCLOSURES.	Modes.	Circumference taken at March, 1808.	Contents in the year 1808.	Circumference taken 12th August, 1810.	Contents in the year 1810.	Increase.	Average Rate per Cent. of Increase.
WHITFIELD-OLD ENCLOSURE.	A. B. C. D. E. F.	10. ^a	5. 10. 5.	18.	5. 10. 5.	0. 10. 0.	3.41
		35.	16 4 0	37.	16 11 0	0 7 0	
		40.	1 4 0	41.	1 9 0	0 5 0	
		60.	10 0 3	63 1/2.	10 11 0	0 10 0	
		67.	17 4 4	70 1/2.	17 10 3	0 5 3	
		48.	11 0 3	49.	11 8 0	0 8 0	
King Wm. II.		45.	10 6 0	46 1/2.	10 5 0	0 9 0	
			109 7 6		116 4 3	6 6 3	
WOOD HOLEY.	A. B. C. D. E. F.	at March, 1808.					3.33
		26.	11 0 3	28.	11 10 0	0 9 0	
		37.	10 4 0	40 1/2.	10 10 0	0 6 0	
		39.	11 1 0	40.	11 6 0	0 5 0	
		40.	11 0 0	43 1/2.	11 7 4	0 7 4	
		37.	5 4 0	39.	5 8 0	0 4 0	
King Wm. II.		33.	14 1 0	35.	14 7 4	0 6 4	
			100 11 3		103 3 7	3 2 4	
SUNLEY.	A. B. C. D. & E. F. G.	38.	11 0 3	31 1/2.	11 10 3	0 9 0	1.78
		36.	14 7 0	33 1/2.	14 10 10	0 3 10	
		38.	14 0 0	35 1/2.	14 10 10	0 10 10	
		30.	11 0 0	31 1/2.	11 10 3	0 10 3	
		37.	14 11 0	39 1/2.	14 7 0	0 7 0	
		35.	10 11 0	37 1/2.	10 7 0	0 5 0	
King Wm. II.		34.	10 3 0	36 1/2.	10 0 4	0 7 4	
			113 9 3		114 3 3	0 4 0	

* Differences in Inches.—a. Four.—a. Twelfth part of an Inch.

Appendix, No. 20.—Measurement of Timber.—New Forest—continued.

NAMES of the ENCLOSURES.	Marks.	Circumference taken 15th July, 1866.	Contents in the year 1866.	Circumference taken 15th August, 1866.	Contents in the year 1866.	Increas.	Average Rate per Cent. of Increase.
STRIKES.	A. B. C.	16th July, 1866. 10. 44. 24 ½ 25.	10. 25 2 0 3 9 6 3 3 0 26 3 6	16th August, 1866. 10. 44 ½ 25 ½ 25 ½	10. 25 1 8 3 9 7 3 9 1 26 4 4	10. 25 10 3 0 10	26 ½
BLACK BUSH.	A. B. C.	17 ½. 26 ½. 29 ½.	1 3 8 3 3 6 4 3 3 9 9 11	17 ½. 27 ½. 30.	1 9 8 3 30 9 3 30 0 10 1 3	0 10 6	1 ½
POWELL.	A. B. C.	23. 14. 24 ½.	8 9 0 1 0 3 3 2 6 6 10 9	22 ½. 14 ½. 25 ½.	3 3 3 ½ 1 1 9 3 3 1 7 10 7	0 10 10	24 ½
SHODIN. Tide Trees {	A. B. C. D.	15th July, 1866. 10 ½. 10. 10 ½. 11.	5 0 4 3 9 4 3 4 7 5 9 0 11 11 3	15th August, 1866. 10. 10 ½. 10. 10 ½.	5 6 3 4 8 3 5 1 0 5 3 9 14 9 8	5 10 3	11 ½
SOUTH BENTLEY. King Wm. II.	A. B. C. D. E. F.	16th Feb. 1866. 26. 20. 40. 16 ½. 26. 26.	21 0 3 4 1 3 13 8 0 7 11 0 6 9 0 6 9 0 26 7 6	16th August, 1866. 26 ½. 23. 42 ½. 26 ½. 26 ½. 26 ½.	12 1 6 3 1 0 14 3 0 8 11 3 7 7 3 6 11 3 31 4 9	4 10 3	26 ½
NORTH BENTLEY. King Wm. II.	A. B. C. D. E. F.	21. 29. 24. 24. 26. 22.	5 9 6 7 11 0 6 0 3 10 0 3 16 4 0 13 0 3 26 7 3	24 ½. 20 ½. 26 ½. 26 ½. 26 ½. 26 ½.	3 3 3 2 2 9 6 10 3 16 8 0 16 1 6 14 7 6 26 10 3	7 3 0	22 ½
LINWOOD COFFICE.	A. B. C.	24 ½. 24 ½. 24 ½.	0 10 1 1 3 6 5 0 4 4 3 12	24 ½. 19. 21 ½.	1 0 3 1 10 6 5 3 3 3 4 3	1 0 3	25 ½
PUTTS.	A. B. C.	22 ½. 21 ½. 17.	6 11 9 3 3 10 1 6 0 3 9 7	17 ½. 20. 18 ½.	3 7 1 3 9 6 1 8 9 7 1 4	3 9 9	20 ½

Appendix, No. 20.—Measurement of Timber.—New Forest—continued.

NAME of the ENCLOSURE.	Marks.	Circumference taken at March, 1844.	Cumulus in the year 1844.	Circumference taken 15th August, 1845.	Cumulus in the year 1845.	Increase.	Average Rate per Cubic ft. Increase.
OCKWELL.	A.	14.	8, 14, 4.	18.	8, 18, 8.	8, 18, 8.	14.25.
	B.	13 1/2.	8 1/2 9 1/2	17 1/2.	8 1/2 9 1/2	8 1/2 9 1/2	
	C.	17 1/2.	8 1/2 10 1/2	22 1/2.	8 1/2 10 1/2	8 1/2 10 1/2	
PUCK-PIE.	A.	12.	14 1/2 0	24.	15 1/2 3	10 1/2 3 3	8.25.
	B.	12.	12 1/2 3	24 1/2.	15 1/2 3 4		
	C.	15.	6 1/2 9 1/2	24 1/2.	7 1/2 7		
King Wm. III.	D.	15 1/2.	14 1/2 0	17 1/2.	12 1/2 1 1/2	10 1/2 3 3	8.25.
	E.	16 1/2.	10 1/2 3	18 1/2.	12 1/2 1 1/2		
	F.	13.	17 1/2 0	22 1/2.	12 1/2 1 1/2		
SALISBURY TRENCH.	A.	14.	14 1/2 0	24 1/2.	15 1/2 3 4	10 1/2 3 3	8.25.
	B.	14.	6 1/2 3	25 1/2.	8 1/2 4 1/2		
	C.	12.	7 1/2 0	20.	8 1/2 0		
King Wm. III.	D.	15.	7 1/2 3	27 1/2.	8 1/2 3 1/2	10 1/2 3 3	8.25.
	E.	18.	7 1/2 0	41.	8 1/2 0		
	F.	14.	13 1/2 0	20 1/2.	13 1/2 3 1/2		
FRIGGS ACRE.	A.	15.	17 1/2 3	21.	19 1/2 4 1/2	10 1/2 3 3	8.25.
	B.	16.	12 1/2 0	24 1/2.	12 1/2 4 1/2		
	C.	15.	17 1/2 3	24 1/2.	12 1/2 4 1/2		
King Wm. III.	D.	16.	7 1/2 0	21.	8 1/2 0	10 1/2 3 3	8.25.
	E.	15.	7 1/2 3	22 1/2.	8 1/2 0		
	F.	16.	12 1/2 0	21.	12 1/2 4 1/2		
RAVENS NEST.	A.	14 1/2.	1 1/2 3	17 1/2.	1 1/2 3	10 1/2 3 3	8.25.
	B.	14 1/2.	0 1/2 3	17 1/2.	0 1/2 3		
	C.	15.	0 1/2 4	17 1/2.	0 1/2 4		
LONG BRICK.	A.	11 1/2.	0 1/2 10	11.	0 1/2 4	10 1/2 3 3	8.25.
	B.	10 1/2.	0 1/2 10	11.	0 1/2 4		
	C.	10 1/2.	0 1/2 4	11.	0 1/2 4		
TURRY LAWN.	A.	11 1/2.	1 1/2 10	17 1/2.	1 1/2 3	10 1/2 3 3	8.25.
	B.	11 1/2.	0 1/2 3	17 1/2.	0 1/2 3		
	C.	11.	1 1/2 0	17.	1 1/2 3		

Appendix, No. 20.—Measurement of Trees—continued.

DEAN FOREST.

Where Situated.	Marks.	Circumference taken each Sept. 25th.	Increase in the year 1860.	Circumference taken each August, 1861.	Increase in the year 1861.	Increas.	Average Rate per Cent. of Increase.
In a Row, on the left-hand side of the road, leading from the Speech House to Merdham.	A.	10. 7½.	0. 10. 0 0 3 2	10. 9½.	0. 10. 0 0 3 4	0. 10. 0	
In the first Row, near Christford Bridge.	B.	8.	0 4 0	9½.	0 3 4		
In the first Row, and still nearer Christford Bridge.	C.	8½.	0 4 6	9½.	0 3 11		
In the first Row on the right-hand side of the road from the Speech House to Park End.	D.	7.	0 3 0	7½.	0 3 2		
On the first side of the road, in the first Row, and a little nearer to Park End.	E.	6.	0 3 2	7½.	0 3 4		
On the opposite side of the road, near to the corner at Harvey's Field.	F.	6.	0 3 2	6½.	0 3 7		
Across Field, near the Gate.	G.	14½.	1 0 2	15.	1 3 0		
Do.	H.	12.	0 10 6	13½.	0 11 7		
Across Field, in the interior, and near to each other.	I. K. L. M.	10. 17½. 11½. 11½.	0 9 0 0 7 1 0 8 7 0 3 6	10. 18½. 12½. 12½.	0 8 4 1 1 9 0 10 1 1 3 2		
			7 02 04		8 10 4	0 01 2	25.00

BERE FOREST.

Where Situated.	Marks.	Circumference taken each October, 1861.	Increase in the year 1861.	Circumference taken September, 1860.	Increase in the year 1860.	Increas.	Average Rate per Cent. of Increase.
WICKHAM WALK.		10.	0. 10. 0.	10.	0. 10. 0.	0. 10. 0.	
In Peter's Bosc.	A.	10½.	3 4 0	13½.	3 8 6		
In Bush Hammoth.	B.	11½.	3 10 1	14½.	6 11 2		
In Old Copples.	C.	10½.	11 7 7	21½.	13 8 10		
In Milling Field.	D.	14.	12 4 2	26½.	17 4 2		
In Wood End, near Ashland Knight's.	E.	17½.	18 1 4	31½.	19 7 2		
In Anthony's Bosc.	F.	22½.	4 11 2	39½.	5 9 6		
			64 0 6		70 5 2	7 2 2	11.61
CRITCH WALK.		10.					
In Lodge End.	A.	68½.	64 3 2	70.	32 6 2		
In Hain Hammoth.	B.	61.	64 1 0	70½.	32 7 8		
In Hain Hill.	C.	56½.	16 7 6	73½.	37 2 8		
In Bosc of Little Church.	D.	84½.	37 6 1	75.	37 7 6		
In Dole near King's Forest.	E.	62½.	11 4 1	65½.	22 4 1		
In Wet Wood King's Forest.	F.	6.	18 2 0	66½.	27 10 2		
			142 8 11		148 3 4	4 8 2	2.67

Appendix, No. 20.—Measurements of Trees—continued.

WHITTLEWOOD FOREST.

Where Measured.	Mark.	Circumference taken 12th Sept. 1861.	Distance in the year 1861.	Circumference taken 4th Sept. 1862.	Distance in the year 1862.	Increas.	Average Rate per Cent. of Increase.
		100.	8. 10. 0.	100.	8. 10. 0.	F. 10. 0.	
In Pond Roding Coppice, Birch's Walk	A.	104½	7 6 9	107½	8 1 6		
In Curtille Coppice, Birch's Walk	B.	80	3 1 0	80½	3 4 0		
In Bear Water Coppice, Birch's Walk	C.	44	0 1 0	46	2 0 3		
In Bullage Coppice, Ranger's Walk	D.	21½	0 4 10	21½	0 5 4		
In Grove Hill Coppice, Ranger's Walk	E.	25½	3 0 0	26½	4 3 4		
In Every Field, Whitfield Walk	F.	49	15 6 0	50½	15 3 4		
In Bumper G Coppice, Whitfield Walk	G.	11½	3 4 9	12½	3 10 4		
Do near a cluster of young Trees	H.	11	0 3 4	11½	0 9 9		
In Dray Coppice, Whitfield Walk	I.	84½	4 6 4	90½	4 10 4		
In Holme Wall Hill Coppice, Whitfield Walk	K.	55	4 6 3	56½	3 6 3		
In Holme Coppice, Whitfield Walk	L.	59½	4 3 3	61½	3 3 0		
In King Richard's Coppice, Whitfield Walk	M.	11½	0 11 0	12½	1 3 6		
			38 10 12		43 0 4	4 9 3	10.75

SALCEY FOREST.

Where Measured.	Mark.	Circumference taken 12th Sept. 1861.	Distance in the year 1861.	Circumference taken 2d Sept. 1862.	Distance in the year 1862.	Increas.	Average Rate per Cent. of Increase.
		100.	8. 10. 0.	100.	8. 10. 0.	F. 10. 0.	
In Hattell Close Coppice	A.	66½	10 10 3	67½	13 6 7		
In middle of Quince Tenacre Coppice	B.	17	1 2 0	16½	1 2 0		
In Hensley Coppice	C.	17½	1 3 3	18	5 3 0		
Between Do. and Hensley Coppice	D.	125	27 9 0	125	100 7 6		
In Bath Coppice	E.	21	3 8 0	24	6 0 3		
In Hake Coppice	F.	82½	38 0 10	85	38 3 0		
In Mullin's Coppice	G.	25	11 6 0	26	12 6 0		
In Hole between Wals and Amersley Coppice	H.	129½	87 4 1	131	94 1 6		
In Child's Coppice	I.	100	3 1 0	101½	3 4 10		
In Lanchester Coppice	K.	37½	6 7 10	37½	7 3 10		
In Green Broughton's Coppice	L.	47½	10 9 0	49½	11 7 7		
In Duns's Coppice	M.	61	3 3 6	62½	3 9 9		
In Hensley Holme Coppice	N.	20½	3 3 3	21	3 6 3		
In Dunsy Coppice	O.	61½	34 3 7	62½	34 10 8		
In the open Rode, Lay-childs-Rode	P.	66	18 9 0	65	20 3 0		
In Prewick Coppice	Q.	35½	3 3 6	34	6 0 3		
In Rotherham Coppice	R.	90	46 3 3	91	44 1 0		
In - Do.	S.	66	3 6 3	67½	4 3 9		
In Sandy Coppice	T.	71	17 0 0	74	27 9 0		
In - Do.	U.	44	19 1 0	46½	21 3 1		
			413 3 0		444 4 10	31 1 10	12.6

Appendix, No. 20.—Measurements of Trees—continued.

ALICE HOLT FOREST.

Where Measured.	Mark.	Circumference taken 4th Sept. 1861.	Increase in the year 1861.	Circumference taken 4th August, 1862.	Increase in the year 1862.	Increas.	Average Rate per Cent. of Increase.
On the right of the Christmas Oak, South-west of the Green Lodge.	A.	10. 77 ½	15 10 0 14 1 1	10. 81 ½	15 10 0 14 10 0	15 10 0	
On the Edge near Woodland's Track.	B.	60.	18 0 0	60 ½	18 0 0		
Between Woodland's Track, and Oak Green Elm.	C.	47 ½	11 0 0	48.	11 0 0		
			11 0 0		11 1 1	4 0 0	3.11

Office of Woods, &c. }
4th June 1862. }

OLENBERVIE,
W. D. ADAMS,
HENRY DAWKINS.

CROWN LEASES of Houses, Tenements, and Cottages—continued.

Engle-Street.	A war-shed there	Samuel Richards	46
	Two houses there	Bartholomew Blake	50
Fish-street Hill	House there	John Noble	56
Francis-Street—See Marybone-Street.			
Great Ryden-Street	Two houses there	Trustees of Louisa Ann Barrell, widow	50
Green Park	Ground for a garden there	H. R. H. Fred. duke of York	56
Greenwich Park	Ship of ground there	Rt. hon. G. Palmer, lord Lyndoch	56
Hamilton Mews	Place of ground, with a stable and warehouse on it	Edmund, earl of Cock and Ormby	44
	Do.	Rt. hon. Archibald Montgomerie, commonly called Lord Montgomerie	46
Hamilton Mews	Place of ground, with a stable and coach-house on it	Richard, earl of Lucan	46
	Do.	Berthon Long, esq. and Rt. hon. Charles Long, esq. of Sun. Long, esq.	46
	Do.	Hon. Peter Robert Drummond Barrell	46
	Do.	Sir Nath. Holland, bart.	50
Hamilton Place	House and ground there	Edmund, earl of Cock and Ormby	44
	Do.	Richard, earl of Lucan	46
	Do.	Berthon Long, esq. and the Rt. hon. Charles Long, esq. of Sun. Long, esq.	46
Hatfield	Ground there	Trustees of Dno. Garwick, esq.	50
Hampden Common	Two pieces of ground there	Allen Ascombe, esq.	56
Hampden Court Green	House there	Thos. Graham, esq.	46
	Ground there	Henry Tye, esq.	46
High Holborn	Four houses, &c. there	Ed. Christie and Wm. Lewis, distillers	52
Holborn-Street, School	Place of ground there	Eliza Tarnan, widow	52
Jennys-Street	House there	Rob. King, gent.	46
	Do.	Samuel Richards	46
	St. James's hotel and other buildings	Earl of Rich. Blacklock, and of James Stewart	48
	House there	Bartholomew Blake	50
	Do.	John Gregory, esq.	52
	Do.	Wm. Norton	52
Market-Street	Five houses there	John Beard	44
————— East	House there	Frances Workless, and James his wife	46
Marybone-Street	House there	Richard Spier	46
	Nine houses in and near	Earl of Sir Ralph Innes	48
	Two houses there	Hugh Brown	54
New-Street, Spring Gardens	House there	Edward Martin, esq.	44
	Do.	Wm. Cooke, gent.	46
	Do.	Wm. Gilpin, esq.	50
	Do.	J. Frederick Anderson, esq.	54
	Do.	Edmund Antrobus, esq.	46
	Do.	John Smith, esq.	54
	Do.	Fred. Booth, esq.	46
Norris-Street	House there	Wm. Naden, gent.	50
Orange-Street, St. James's	Three houses there	Joseph Cole	48
	Do.	George Twissell	46
Pall-Mall	House there	Wm. Baker, esq. (on trust)	44
	Do.	Sam. Moody, esq.	46
	Do.	Dame Eliza Wray, widow	48
	Do.	Thos. Watson, merchant	46
	Do.	Palmer Gresham, esq.	50
	Do.	Rob. Ludbrooke, esq.	46
Prendly	Ground, with an old house on it	Earl of Melbourn H. Wagnor	46
	House there	Rob. Robbins, esq.	44
	Two houses there	Wm. Beaudin Boardman	46
	Black Bear inn, with stables, &c.	Rich. Burrey	46
	Ground and house there	The Rt. hon. Archibald Montgomerie, commonly called Lord Montgomerie	46
	Four houses there	Rob. Gardin, esq.	46
	Three houses, and a building behind	Samuel Richards	46
	House and ground there	Hon. Peter Robert Drummond Barrell	46
	House there	Earl of Sir Ralph Innes	48
	House and ground there	Sir Nath. Holland, bart.	50
	House there	Bartholomew Blake	46
	Do.	John Gregory, esq.	52

Possibly

CROWN LEASES of Houses, Taverns, and Carriages—continued.

Piccadilly	White Bear inn, and six houses	Robt. Moffley, and T. Waller	50
	Three houses there	Grace Hays's widow, and rev. G. Gar-	
	Three pieces of ground there	rad Hayter (in trust)	46
Piercy Garden	House, &c. there	John Mackay	54
		Henry de laet Boedelech, and Hen. Hayle	
	Two houses, garden, pleasure ground, and other ground	Oliver, esq.	43
Richmond Green, co. Surrey	House there	Rich. Hen. Alexander Bennett, esq.	50
St. Anne's-church	House there	Harriet Alexander	54
	Do.	Edward Gordon, esq.	44
	Two houses there	Edward Brown, gent.	46
	House there	Henry Brookes, gent.	46
	Do.	Charles Moore	46
	Do.	W. Hensley	46
	Do.	Rev. Dr. George Tenison, LL.D.	49
St. James's Market	House there	Margery Howarth, esq.	48
	Do.	Wm. Tho. Haller	50
St. James's Palace	Codrington house and garden	Henry Wells	54
St. James's Park	Ground, &c. there	H. R. H. Fred. duke of York	50
St. James's-street	Thatched-house tavern, and six law shops in front	Rev. hon. Sir Archibald Macdonald	53
		Mrs. Maria Deborah Groveson, maj. gen.	
	House there	Tho. G. and rev. Rob. G.	46
St. James's Street, Little	Two houses there	Rob. Herries, and Tho. Harvie Farquhar, bankers	46
		Mrs. Maria Deborah Groveson, maj. gen. Tho. G. and rev. Rob. G.	46
Spring Garden	House there	Palmer Goodell, esq.	50
Spring Garden Terrace	House there	Claudian Steph. Huxter, esq.	50
St. Andrew's-church	Ground, with stables, &c.	Thomas lord Dundas	44
	House there	Dance Strachan	46
	Do.	George Trotter	48
	Do.	Earl of Se Eglisb Inqwy	48
	Two houses there	Charles Pattison	50
	Do.	John Gregory, Esq.	52
Thatched-house-court	Eight houses and a parcel of ground there	Mrs. Maria Deborah Groveson, maj. gen. Tho. G. and rev. Rob. G.	46
Vine-court, St. James's	Two houses there	Elis. Mary Georgiana Grace, and Sarah Hodgkin	48
Whitcomb	House, &c. there	Rev. hon. Rob. lord Carrington	50
Whitcomb-court	House there	Earl of Rev. hon. Tho. Conolly	48
Wrexham, co. Denbigh	Ground for a carriage	Rev. hon. Rob. lord Carrington	50
	Two houses and ground there	Dance Anne Louisa Stuart, widow	46
	The old town-hall, and a building adjoining	John Miller, esq.	44

CROWN LEASES of Landed Estates and Mines, directed to be granted, but the Leases are yet ungranted.

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CHESHIRE	46.
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LEICESTER	46.
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MIDDLESEX	60.
NORFOLK	46.
NOTTINGHAM	46.
SURREY	46.
YORK	46.
CARMARTHEN	46.

CROWN LEASES of Messuages or Tenements and Carriages, directed to be granted, but the Leases not yet completed.

Bury street	Two houses there	Trustees of Jas. and Eliza Delaney	61
	Houses there	Locat. gen. T. Deane	64
Chapel-court, for Swallow-court.			
Charing-cross-court	Three old houses, and ground	Thomas Egerton	64
Deputy-lane	Houses and ground there	Wm. and Eliza, Clancy	66
Duke's court, St. James's	Two houses there	Trustees of Jas. and Eliza Delaney	62
Duke-street, St. James's	Two houses there	Trustees of Jas. and Eliza Delaney	61
	Ground, &c. there	John Elliot, Esq.	63
	Houses there	Wm. North (in trust)	61
Waterloo	Two houses there	Lord viscount Palmerston (in trust for the public)	62
Eagle-street	An old house there	Ann Phipps, widow	61
Essex	The Christchurch inn, and seven parcels of land	Provent and fellows of Essex college	61
Great Tower-hill	Houses there	Wm. Cooper, esq. (in trust for the board of customs)	64
High Holborn	Various parcels of ground there	Wm. and Eliza, Clancy	66
Jermyns street	A house there	Joseph Walker	62
	Two houses there	Wm. ——— Farmer	64
	Houses there	John Oyston	61
Love Lane, co. Essex	Walled house and four land	Robt. Williams, esq.	62
Market-street, St. James's	Eleven small houses in and near	Trustees of the rev. archdeacon Cambridge and his wife	64
	Two houses in and near	Mary Eliza, Lordville, widow	61
Mayfield-street	Two houses there	Alex. Mackenzie	66
New-street, Spring Garden	Houses there	Peter Wm. Baker, esq.	61
	Do.	Jas. Macdonald, esq.	64
	Do.	Mrs. Eliza Jones	66
Norris-street	Six houses there	T. Milborne Baskley, gent.	62
	Four houses there	Frances and Caroline Derby	64
Pall-Mall	Three houses there	Ed. Cross, esq. and others	64
Piccadilly	Thirteen houses in and near	Sir Hrs. Tichborne, bart.	62
	Two old houses there	Ann Phipps, widow	61
	Two houses, with buildings behind them	Eliza Johnston, tp ^r and Mary Davies, widow	61
	Two houses, and a stable	Wm. ——— Farmer	64
	Ground there	Wm. Tyler	66
Priory Garden	Houses, offices, and ground	Sir J. T. Stanley, bart.	61
Red Lion yard, Cockspur-street	Couch-houses and stables there	Thos. Valance	64
Richmond	Houses, with offices, gardens, &c.	Whitford Kears esq.	66
	Ground there	Eliza Poley, tp ^r	61
St. James's Market	Houses there	Frances and Caroline Derby	64
St. James's Park	Ground, &c. there	Gen. Peter Baskley	61
Seething Yard	Houses there	John Martin, esq.	64
Spring-garden-street	Three houses, &c.	Geo. Verschole land Verres, and John and Mayo (in trust)	61
	Two houses, garden, and offices, near	Trustees of the late earl of Berkeley	61
——— terrace	Three houses there	Geo. Verschole land Verres, and John and Mayo (in trust)	61
Swallow-street	Houses, &c. in and near	Directors and governors of the School and chapel in King-street, Golden-square	66

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THE
SECOND REPORT
OF THE
COMMISSIONERS

OF

His Majesty's Woods, Forests, and Land Revenues;

IN OBEDIENCE TO THE ACTS OF

34 GEORGE III. CAP. 75. AND 50 GEORGE III. CAP. 65.

Dated 18th MARCH 1816.

Ordered to be printed 26th March 1816.

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To the Right Honourable the Lords Spiritual and Temporal,
in Parliament assembled.

THE SECOND REPORT of the Commissioners of His Majesty's Woods, Forests, and Land Revenues; in Obedience to the Directions of an Act of Parliament, passed in the Thirty-fourth Year of His Majesty's Reign, intituled "An Act for the better Management of the " Land Revenue of the Crown, and for the Sale of Fee " Farm and other unimprovable Rents;"—and of another Act, passed in the Fiftieth Year of His Majesty's Reign, intituled "An Act for uniting the Offices of Surveyor " General of the Land Revenues of the Crown, and " Surveyor General of His Majesty's Woods, Forests, " Parks, and Chases."

IN compliance with the directions contained in the Acts 34th Geo. III. cap. 75. and 50 Geo. III. cap. 65. it is now become our duty to certify and report, the Proceedings which have taken place in the Management of the Land Revenue of the Crown, subsequent to our last Report, dated the 4th of June 1812. We propose on the present occasion, to follow a course similar to that which we then pursued, and which was adopted by the late Surveyor General of Crown Lands, Mr. Fordyce, in the four Reports which he made to His Majesty, and to Parliament, upon the same subject.

PART I.

ADHERING, therefore, to that order of Statement, We begin this part of our Second Report, by inserting an Account of the LEASES of LAND ESTATES, which have received the Exchequer Seal since the date of our First Report.

DEPARTMENT
OF LAND
REVENUE.

Of these LEASES of Land Estates, the Particulars are given in a Schedule comprised in the Appendix, from which it appears, that, since that date, the Estates so granted are of the annual Value of £15,761. 10. 10½. as certified by Surveyors on oath; that the clear yearly Rents reserved for the same, amount to £13,471. 8. 10.; and that there was paid, in respect of Buildings comprised in one of those Estates, a Fine of £2,567.; that the annual Value of the same Premises, by the latest preceding Surveys, or other Accounts, was £5,849. 8. 10½.; the Rents reserved in the last Leases £943. 19. 4½. reduced by allowances, in respect of Land Tax, to about £755. 3. 5½.; and that the Fines paid were £10,171. 9. 2.

Land Estates:
New Leases
granted.
Appendix, No. 1.

(124.)

A 2

This

Woodlands at
Gillingham, County
Kent, reserved for
Naval Timber.

This Schedule contains a Lease of an Estate at Gillingham, in Kent, granted to Mulon Lambard, Esq. and we think it right to notice, in regard to that Estate, that when we received the Surveyor's Report and Valuation, made by our direction, in consequence of the reference sent to us from the Treasury, on Mr. Lambard's application for the renewal of his Lease, we found that part of that Estate consisted of Woodlands, containing about 289 Acres, whereof much the greater portion was extremely well suited for the growth of Oak Timber, and the more fit to be appropriated to that purpose, from its lying within about three miles of the Dock Yard at Chatham: In furtherance, therefore, of the Plan before approved and acted upon, for the application of all such Lands belonging to the Crown, to the formation of Plantations for the supply of Timber for the Navy, we proposed to the Treasury, that these Lands should be reserved out of any Lease of this Estate, and be put under the management of this Board, in the Department of Woods and Forests. The Treasury approved of that proposal, and the Lands have been transferred to the superintendence of the Woods' Department, Mr. Lambard's interest therein, of about three years, under his former Lease, having been previously obtained by purchase. Copies of our Report to the Treasury, and of the Treasury Letter of approbation, are inserted in the Appendix.

Appendix, No. 2.

Of the Estates in Land, or Hereditaments, which had not been before in Lease, the particulars are also given. The annual Values amount to £506. 17. 6. and the fixed Rents reserved, to £206. 10.

The Property described in this Schedule includes two Estates, which may deserve particular notice, as being out of the ordinary course of proceeding:

Small Tithes and
Patronage of Stoke-
ferry reserved for
the Crown.

First. The Small Tithes of the Parish of Stokeferry, in the County of Norfolk. These Small Tithes became vested in the Crown, by the surrender of the Priory of Shouldham, in the County aforesaid, on the 15th October, 30th Henry VIIIth; and no grant thereof having at any time been made, they were assumed to belong to the Perpetual Curacy of Stokeferry. The Patronage of this Curacy became also vested in the Crown, by the same surrender; but on the last two vacancies, had been exercised, without authority, by the family of Sir Charles Nightingale: However, after the death of the Reverend Richard Golding, the last Incumbent presented by that family, and before a new Presentation had been made, the Reverend Hardy Robinson, who had for many years served the Church as Under-Curate, disclosed, by Memorial to the Treasury, the interest which the Crown had in the said Church and Tithes; and though the present Sir Charles Nightingale, after that disclosure, of which he was apprised, did nominate to this living, yet he afterwards declined to defend his nomination; and the right of Patronage has since been established in the Crown, by a Judgment of the Court of Common Pleas, bearing date 28th November 1812.

In reward for this disclosure, a Lease of these Small Tithes, estimated to be of the yearly Value of about £250, has been granted for 31 years, to Mr. Robinson; appropriating, however, to the Incumbent of Stokeferry, one moiety of the net produce thereof, during the continuance of this Lease.

Leasethen of Try's
Lodge and Lands,
formerly held in
right of Office.

The other Estate to which we refer, consists of a building called Try's Lodge, situated on the Great Common, within and belonging to the Crown's Manor of Chertsey, in the County of Surrey, and about 16 acres of Land, taken at different times from that Common, by the occupiers of the said House, and enjoyed therewith. About 50 years ago, when the late Earl of Onslow was appointed Out-Ranger of Windsor Forest, this House was a Cottage, inhabited by a Keeper or Labourer, named Try, employed in the Department of that Officer. His Lordship, liking the situation of this Cottage, was induced to lay out a considerable sum in repairs and improvements to the Premises, so as to convert them into a place suitable for the occasional residence

residence of parts of his own family. In 1810, Lord Cranley (the present Earl of Onslow) having then succeeded to the Out-Rangership, under an appointment, by Letters Patent, dated 19th February 1793, and being desirous of making additional improvements to the House and Out-buildings, he proposed to surrender the interest which he had in the Premises, in virtue of his Office of Out-Ranger, and to take a Lease of the Estate for 31 years, at such Rent as it should be certified, by a Surveyor for the Crown, to be worth, deducting therefrom the value of his said interest. It appearing to this Board to be more for the Crown's advantage, that the Premises should be held under Lease, at an adequate Rent, for a term of years, than continue to be held as an Appendage to the said Office of Out-Ranger, and that it was reasonable that a sufficient compensation should be made for the Sums expended by the Earl of Onslow's Family, the Lease has been granted, of which the particulars are stated in the Schedule. The reversionary interest of the Crown in this Estate has since been sold, with an adjoining allotment of Waste Land, to Major General Herbert Taylor, for £3,457.; as stated in the Appendix, No. 7.

The Particulars of the New Leases of HOUSES, also given in a Schedule in the Appendix, show that the yearly Value of the Premises, as estimated by Surveyors on oath, was £8,414. 10. 4.; the clear yearly Rents reserved £6,160. 17. 4.; and the Fines paid £20,391. 0. 0. That the yearly Value of the same Premises, by the latest Surveys, &c. was £6,762. 10. 84. the Rents reserved in the last Leases £998. 13. 74. reduced by Allowances for Land Tax, to about £798. 18. 11.; and the Fines paid £7,655. 7. 94.

Houses;
New Leases
granted.
Appendix, No. 1.

The same Schedule shows, that the annual Value of Ground and Buildings, which had not been before in Lease, but of which Leases have been granted, is £210. and the Rents reserved £140. part of these Premises was before held, under a Sign Manual Warrant, during His Majesty's Pleasure; the yearly Value of that part, at the time of granting the Warrant was, £15. and the Rent thereby reserved was £5. reduced by an allowance of Land Tax to £4.

Leases are now in course of passing, under the authority of Warrants from the Treasury, of several Estates, both in Land and Houses, of which the particulars are also given in Schedules hereto annexed.

Leases agreed for
under Treasury
Warrants.

The yearly Value of the Land Estates, for which Leases are now in the course of passing, is £9,497. 19. 3. and the clear yearly Rents to be reserved £8,366. The yearly Value of the same Premises, by the latest Surveys, &c. was £3,329. 0. 24.; the Rents reserved in the last Leases £690. 1. 9. reduced by the Land Tax to £552. 1. 5.; and the Fines paid £11,844. 7. 7.

Of Land Estates.
Appendix, No. 4.

The Property of the Second Class, in this Schedule, consists of Mines and Quarries, the annual Value of the chief Part of which cannot be easily ascertained; but the fixed Rents to be reserved are fixed, and amount to £19.

The yearly value of the Houses about to be demised, and which have been before in Lease, is £4,484. 11. 5.; the clear yearly Rents to be reserved £3,149. 10. 94. and the Fines to be paid £11,295. The yearly Value of the same Premises, by the latest Surveys, &c. was £2,184. 17. 9.; the Rents reserved in the last Leases £267. 19. 1. reduced by the Land Tax to about £214. 7. 34.; and the Fines paid £1,636. 15. 0.; and the yearly Value of the Premises, which have not been before in Lease, is £90. 7. 6.; and the Rents to be reserved for the same £90. 7. 6. For a part of these Premises an acknowledgement of £2. 2. 0. per annum was before paid.

Of Houses.
Appendix, No. 5.

A few Houses, which occupy Ground that will be wanted for the purposes of public Improvements now in Contemplation, have been let to Tenants at will, for the best Terms which, under the circumstances of the tenure, could be obtained for them.

Houses let to
Tenants at Will.

Leases for which
Terms have been
proposed:

Terms for new Leases, founded on Valuations on oath, and subject to the approbation of the Treasury, have been proposed to various persons, whose applications for such Leases have been referred to us from the Treasury.

Of Land Estates.

The annual Value of the Land Estates, of which the Leases have been thus proposed, is £1,915. 10. 5. and the clear Rents to be reserved £3,569. 1. 1. The annual Value of the same Estates, by the latest Surveys, &c. was £1,278. 6. 9.; the Rents reserved in the last Leases £208. 7. 8. reduced, by the Land Tax, to about £166. 14. 2.; and the Fines paid £5,374. 8. 2.

Of Houses.

And the annual Value of the Houses is £4,761. 7. 3. the clear Rents to be reserved £3,162. 6. 6.; and the Fines to be paid for the new Leases £13,101. 6. 0. the annual Value of the same Premises, by the latest Surveys, &c. was £1,830. 1. 7.; the Rents reserved in the last Leases £200. 12. 5. reduced, by Land Tax, to about £176. 9. 11.; and the Fines paid £1,101. 0. 9.

First.

Triennial Report of
the Commissioners
of Woods, &c.
small edit. p. 28.
large edit. p. 25.

In our First Report to the Legislature, we stated, that Treaties were pending with the Marquis of Exeter and the Earl of Upper Ossory, for the sale to them, respectively, under special Acts of Parliament, of the remaining Interests of the Crown in the several Districts, in which they held, in perpetuity, Offices and Rights, in Rockingham Forest.

Grants in
Perpetuity.

Appendix, No. 6.

These Treaties have terminated in the settlement of a Price to be paid for, and consequent Grants, under the Great Seal, of those remaining Interests of the Crown; and we have inserted in the Appendix, a Schedule of the particulars of those Grants.

Of Districts in
Rockingham
Forest, to the Mar-
quis of Exeter, and
the Earl of Upper
Ossory.

The Considerations paid for these, were, by Lord Exeter, £1,536. 4. 2. and by Lord Ossory, £1,968. 10. 1. Monies arising from Sales of this description having been appropriated by the Act 52 Geo. III. cap. 161. to the Purchase of Lands, or Rights to or over Lands, fit and proper for the growth and cultivation of Wood and Timber for the use of the Navy; those Sums have been placed in the Bank of England, to the Account called "The Woods and Forests Fund," raised under the Act 50 Geo. III. cap. 65. for that purpose.

Of Estates in
Surrey, to His
Royal Highness
the Duke of York.

The same Schedule contains the particulars of a Grant, under the Great Seal, made under the special Act 44 Geo. III. cap. 25. to His Royal Highness the Duke of York, of certain Manors, Messuages, Lands, and Hereditaments in Byfleet, Weybridge, Walton, Walton-Leigh, and Chertsey, in the County of Surrey. The whole Sum paid for this Grant, by His Royal Highness, was £85,135. 5. 9. and has, under the authority of the Act 54 Geo. III. cap. 70. been appropriated to the purposes of the Act 53 Geo. III. cap. 121. for making a new Street from Mary-le-bone Park to Charing Cross.

Of Ground to the
Vestrymen of
St. Mary-le-bone.

A Grant, in perpetuity, has been made, under the authority of the Act 52 Geo. III. cap. 161. by Treasury Warrant dated 22d October 1812, to the Vestrymen of the Parish of Saint Mary-le-bone, in the County of Middlesex, of a triangular Slip or Piece of Ground, containing 16 Perches, on the South Side of the New Road leading from Faldington to Mington, in the said County, for a cartilage or access to a Building (then) intended to be erected, on Ground contiguous to the said Slip, wherein the Liturgy and Rites of the United Church of England and Ireland are to be used and observed. The value of the Ground was estimated at £304. but no consideration was required for this Grant.

SALES

of
Fee Farm Rents.
Appendix, No. 7.

A Schedule is also inserted in the Appendix of the Fee Farm and other unimprovable Rents sold since the date of our last Report. The net amount of these Rents is £69. 12. 0.; the Purchase Money paid for the same £1,812. 12. 0. whereof the Sum of £791. 12. 6. has, under the said Act 54 Geo. III. cap. 70. been appropriated to the said New Street. With the remainder, being £1,020. 19. 6. there has been purchased the Sum of £1,581. 4. 6. Three per Cent. Consolidated Bank Annuities; which Stock, with the Sum of £19,714. 2. 6. stated in our First Report, forms the amount of £21,295. 7. 0. purchased since the passing of the Act

First
Triennial Report of
the Commissioners
of Woods, &c.
small edit. page 6.
large edit. page 5.

34 Geo. III. cap. 75. and this latter Sum, added to the Stock purchased by the Parliamentary Commissioners, makes a total of £127,063. 5. 3. purchased in the name of the Lord High Treasurer of England, with the produce of the Sales of these Rents.

Stock purchased with the Produce of such Sales.

Other Sums of Stock have been purchased, in the name of the Lord High Treasurer, with Monies arising from the following sources :

An Act was passed in the year 1807, intitled " An Act for confirming Articles of Agreement, for an Exchange of Lands, between His Majesty and David Jebb, Esq. in the Parish of Egham, in the County of Surrey," and the Sum ascertained to be payable by Mr. Jebb, for equality of Exchange, under that Act, was £590 7 7

Exchange with David Jebb, Esq.

To which was added, Interest from the 6th January 1805 to 30th June 1813	£200 7 7	} 181 10 8
Deducting, in respect of Property Duty	18 16 11	

Making a Total of - 771 18 3

Which Sum, having been paid by Mr. Jebb, was laid out by us in the purchase of £1,363. 4. 0. Three per Cent. Consols.

And, under the Act 48 Geo. III. cap. 73. one Copyhold or Customary Estate, appertaining to the Crown's Manor of Cherley Broomfield, in the County of Surrey, has been enfranchised. This Copyhold, belonging to Lord Petre, consisted of the Messuage or Tenement called Woburne, and divers parcels of Land, containing together about 47 Acres, with the Fines certain, Quit Rents, Heriots, Reliefs, &c. payable in respect thereof. The net Quit Rent was £2. 16. 3. per annum, and the consideration paid for the Enfranchisement, under a Contract dated 31st July 1813, was £906. which was laid out by us in the purchase of £906. 17. 10. Three per Cent. Consols.

Enfranchisement of a Copyhold Estate.

In our First Report, we shewed, that the amount of Three per Cent. Consols. then standing in the Name of the Lord High Treasurer of England, was - - - - - £163,687 19 8

First Triennial Report of the Commissioners of Woods, &c. small edit. p. 8. large edit. p. 7. Three per cent. Consols. purchased.

To which has since been added,

The Stock purchased with the produce of the Sales of Fee Farm Rents	1,581 4 6
The Stock purchased with the Money paid by Mr. Jebb, for equality of Exchange	1,363 4 0
The Stock purchased with the Money paid by Lord Petre, for the Enfranchisement of his Copyhold Estate	906 17 10
Forming a Total of	169,539 6 0

From this Sum is to be deducted,

The Stock purchased with the Consideration Money paid by Lord Westminster, for the Grant of the Estate and Interest of the Crown in his Lordship's District in Rockingham Forest, as stated in our First Report; which Stock was, by the said Act 53 Geo. III. cap. 161. authorized to be sold, and the produce thereof to be applied to the purchase of Lands, or Rights to or over Lands, for the growth of Timber for the Navy, amounting to - - - - - 17,867 0 8

First Triennial Report of the Commissioners of Woods, &c. small edit. p. 8. large edit. p. 3.

Which leaves a Residue of - 151,672 5 4

That Residue has, under the authority of the said Act, 54 Geo. III. cap. 70. been transferred to the Commissioners for executing the said Act, 53 Geo. III. cap. 121. for making a new Street from Mary-le-bone Park to Charing Cross, to be by them applied to the purposes of the last-mentioned Act.

Residue transferred to the New Street Commissioners.

Sales
in Property ;

Of Land in Mary-
le-bone Park, to the
Regent's Canal
Company.

Of Lands, &c. to
divers Purchasers,
Appendix, No. 6.

Appropriation of
the Produce of
such Sales,

Further Sales of Property of the Crown have been made, under the authorities herein-after cited ; viz.

Under the special power, in the Act 52 Geo. III. cap. 195. there has been sold, to the Company of Proprietors of the Regent's Canal, a Parcel of Land, part of Mary-le-bone Park, containing 6 a. 2 n. 3½ r. being the site of the bed and towing-path of such part of the Regent's Canal as passes through the said Park ; the Contract of Sale is dated 24th February 1813, and the Consideration Money paid was £8,347. 17. 6. which was laid out by us, as directed by the said Act, in the purchase of £3,579. 9. 0. Three per Cent. Consols, in the name of the Commissioners of His Majesty's Treasury.

And, under the Acts 48 Geo. III. cap. 73. and 54 Geo. III. cap. 70. various Sales have been made of Property, of which a Schedule of Particulars is inserted in the Appendix, showing that the annual Values, as estimated on oath, &c. were £1,473. 3. 14. and the Consideration Money paid for the same, £39,767. 14. 3. and also showing, that the annual Values, by the latest preceding Surveys, &c. were £387. 18. 6. the Rents reserved for the same, by former Leases, £188. 16. 11. reduced by Land Tax to about £151. 1. 6½. and the Fines paid for the same £839. 14. 1. which Consideration Money has been disposed of as follows ; viz.

Laid out by us in the purchase of . . .	31,261	6	5	Three per Cent. Consolidated Annuities . . .	£18,188	12	0
And in the purchase of 16,090 . . .	0	11		Three per Cent. Reduced Annuities . . .	9,750	10	0
Together . . .	£47,351	7	4	Stock.			

Placed to the Account called " The Woods and Forests Fund," in the Bank of England, under the said Act, 52 Geo. III. cap. 161 . . .	3,457	0	0
Placed to the Account called " The Navy Timber Nursery Fund," also there, under the said Act, 54 Geo. III. cap. 70 . . .	7,021	12	3
Placed to the Account called " The New Street Account," also there, under the last-mentioned Act . . .	350	0	0
Total . . .	£39,767	14	3

Full
Triennial Report of
the Commissioners
of Woods, &c.
small edn. p. 9.
large edn. p. 7.

We stated, in our First Report, the whole amount of Consolidated Stock, purchased in the name of the Commissioners of His Majesty's Treasury, to be £347,525 6 7 To which are to be added,

The Sum aforesaid, arising from the Sale to the Regent's Canal Company . . .	3,979	9	0
And the Sum arising from the Sales under the 48th and 54th of the King, as aforesaid . . .	31,261	6	5
Forming a Total of . . .	£382,766	2	0

Land Tax
Reformed.
Appendix, No. 9.

From which is to be deducted, The Sum transferred to the Commissioners for the Reduction of the National Debt, in consideration of the Redemption of Land Tax charged on Property belonging to the Crown, according to the particulars stated in a Schedule in the Appendix, being . . .	82,274	4	10
---	--------	---	----

Which leaves a Residue of . . .	£300,491	17	2
And there are to be also deducted the further Sums of £36,390. 13. 5. and £5,685. 11. 11. which have, under the authority of the said Act, 54 Geo. III. cap. 70. been transferred to the Commissioners for executing the New Street Act ; together . . .	41,476	5	4

And there remains the Sum of . . . £259,015 11 10

Three

Three per Cent. Consolidated Annuities, now standing in the name of the Commissioners of His Majesty's Treasury, the Dividends of which, amounting to £7,770. 9. 4. per annum, are also, by the said Act, 54 Geo. III. cap. 70. appropriated to the purposes of the said New Street Act, except such Sums as shall be paid thereout, in pursuance of any Warrant from the Lord High Treasurer, or the Commissioners of His Majesty's Treasury, for the Time being. This Stock forms the Fund raised, under the Land Tax Redemption and other Acts of Parliament, for the sole purpose of redeeming Land Tax charged on the Land Revenue, when the unredemmed portions of that Land Tax shall be ascertained, as the Leases come in course of renewal.

Consols Standing in the Name of the Commissioners of the Treasury.

We also stated the whole amount of Three per Cent. Reduced Annuities, purchased in the name of the said Commissioners of His Majesty's Treasury, to be £45,343 10 4

Three per Cent. Reduced Annuities purchased.

To which is to be added,

The Sum aforesaid, arising from Sales under the 48th and 54th of the King, being 15,090 0 11

Forming a Total of £60,433 11 3

From which is to be deducted, the Sum transferred to the Commissioners for the Reduction of the National Debt, in consideration of the Redemption of Land Tax charged on Property belonging to the Crown, according to the Particulars stated in the said Schedule in the Appendix, being 5,085 11 11

Land Tax Redeemed. Appendix, No. 9.

Which leaves a Residue of £55,347 19 4

Which Sum has, under the authority of the said Act of the 54th of the King, been transferred to the Commissioners for executing the New Street Act.

Residue transferred to the New Street Commissioners.

Under the special power in the Act, 55 Geo. III. cap. 55. a Mansion House, Farm, Cottage, Lands, and Hereditaments, at Thornhill, in the Parish of Stallbridge, in the County of Dorset, have been sold to John Cree (late John M'Mahon) Esq. The Contract of Sale is dated 16th November 1815, and the Consideration Money, amounting to £1,044. 4. was, pursuant to that Act, paid into the Bank of England to "The New Street Account" before mentioned. This Estate became forfeited to the Crown during the natural life of Caroline Matilda Elphinston, an Alien; and a Lease of it was, on the 11th of June 1800, granted to James Archdekin, Esq. (in trust for Mr. M'Mahon) for a term of 99 years, if Mrs. Elphinston should so long live, at the yearly Rent of £101. 13. 4. being one-third of the yearly Value only, in reward for the discovery of the forfeiture; so that the Crown's Interest in this Estate was confined to the said Rent Charge of £101. 13. 4. during the Life aforesaid.

Sale of Thornhill Estate, County of Dorset, to John Cree, Esq.

The Payments which have been made to the Fund for the purchase of Lands, or Rights to or over Lands, fit and proper for the growth and cultivation of Wood and Timber for the use of the Navy, as before detailed, are as follows;—viz.

Payments towards the Purchase of Land, for Navy Timber Nurseries.

	£	s.	d.
Page 5. Consideration Money paid by Lord Exeter	1,556	4	2
Do. Do. Do. paid by Lord Ossory	1,068	10	1
Page 6. Stock purchased with the Consideration Money paid by Lord Westmorland £17,867. 0. 8. and which produced, on Sale, the net sum of	10,652	2	6
Page 7. Part of the produce of Sales of Crown Lands, &c.	3,457	0	0
	7,921	12	3
Total	£25,555	9	0

Payments towards
the purposes of the
New Street Act.

And the Payments to the Fund for the purposes of executing the Act 53 Geo. III. cap. 121. for making a New Street from Mary-le-Bone Park to Charing Cross, before detailed, are as follows;—viz.

IN MONEY :

Page 5.	Consideration Money paid by His Royal Highness the Duke of York	£	s.	d.
	- - - - -	85,135	5	9
Page 6.	Part of the produce of the Sales of Fee Farm Rents	791	12	6
Page 7.	Part of the Produce of Sales of Crown Lands, &c.	350	0	0
Page 8.	Consideration Money paid by John Cree, Esq.	1,044	4	0
TOTAL		87,321	2	5

IN STOCK:—CONSOLS;

Page 6.	Stock heretofore standing in the name of the Lord High Treasurer	151,672	5	4
Page 7.	Stock heretofore standing in the name of the Commissioners of the Treasury	41,476	5	4
TOTAL of Three per Cent. Consols transferred into the name of the New Street Commissioners		193,148	10	8
The annual Dividend whereof is		5,794	9	0

REDUCED;

Page 8.	Stock in the Three per Cent. Reduced Annuities, heretofore standing in the name of the Commissioners of the Treasury, and transferred into the name of the New Street Commissioners	56,347	19	4
The annual Dividend whereof is		1,650	8	8

ABSTRACT.

Annual Values, per Survey on Cash.	Annual Rents for new Leases or Grants, and Dividends of Stock arising from Extension Grants of Land Revenue.	Profit for New Leases.		Annual Values, per Former Surveys, &c.	Annual Rents referred to old Leases, including Allowances for Land Tax.	Profit for old Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
70,611 4 10	35,349 4 10	64,200 — —	{ Improvements, including which all Pro- ceedings in the Land Revenue Depart- ment had been completed, according to our First Report.	31,081 — 10	4,324 11 10	31,505 7 1
13,781 10 10	11,421 8 10	8,985 — —	Club A. } Leases of Land Estates granted since the making of this Re- port.	1,349 8 10	713 3 10	20,171 9 3
326 17 4	126 10 —	— — —	Club B. }	— — —	— — —	— — —
3,408 10 4	4,160 17 4	20,390 — —	Club C. } Leases of Estates granted since the making of this Report.	4,264 10 2	798 10 11	7615 7 9
100 — —	100 — —	— — —	Club D. }	17 — —	4 — —	— — —
31,127 7 7	36,346 3 —	31,983 — —	{ Improvements, including which all Pro- ceedings in the Land Revenue Depart- ment had been completed.	44,340 — 4	3,678 10 1	78,613 4 —
3,487 19 3	3,124 — —	— — —	Club E. }	3,380 — 4	324 4 2	21,344 7 7
90 — —	90 — —	— — —	Club F. }	— — —	— — —	— — —
4,484 11 5	3,169 10 3	11,122 — —	Club G. }	3,124 17 9	124 7 1	1,616 15 —
90 7 4	90 7 4	— — —	Club H. }	— — —	4 4 —	— — —
1,693 10 5	3,169 1 1	— — —	Leases of Lands proposed.	1,328 4 9	168 14 2	3,274 8 2
4,764 7 3	3,164 4 4	12,300 4 —	Do. of Estates.	1,370 1 7	176 9 11	1,401 — 9
113,396 4 1	37,114 11 11	113,316 4 —		£ 13,478 4 3	6,804 13 —	90,369 13 4
			Defect,			
			{ £ 1,500 13 10 the Dividends on the Stock transferred for the Land Tax redemption.			
			{ 1,794 9 — the Dividends of the Stock appropriated to the purpose of meeting the New Grant Act.			
			{ 1,490 11 1			
113,396 4 1	4,304 13 —	98,369 13 4	Defect the Terms of the original Quotations.			
64,145 14 1	13,304 4 1	16,194 10 1	{ Total of INCREASE, in Annual Values, Rents, and Dividends, and, in Profit, exclusive of the Profits arising from Grants of Mines, and from other Property of uncessant Profits.			

This ABSTRACT shows, that the actual Augmentation of the Land Revenue, which has arisen, from the Part of the Property of the Crown let or disposed of, under the new system of management, is, in Rents and Dividends £78,304. s. 3d. per annum, and in Fines £16,192. 10. 5d. besides what may have arisen from Mineral and other Property of uncertain produce.

This Augmentation is also exclusive of the sums of £15,555. 9. 0. and £87,321. 2. 3. in money, and £193,148. 10. 8. and £56,347. 19. 4. in Three per Cent. Stock; which, under the several Acts and Authorities specified in this Report, have been applied to purposes of public improvement, which, although unproductive of any income at this moment, are likely, we trust, to afford hereafter a considerable permanent addition to the Revenue of the Crown Estates.

The annual Profits from Sales of Fee Farm Rents, made by the late Commissioners of the Land Revenue, by the late Surveyor General, and by us, up to the time of making our First Report, was, as therein stated, £451. 14. 1d. and from that time to the present, £17. 8. 3. has been added thereto; making in all £470. 3. 4d.

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For

For the purpose of showing the exact annual amount of the fixed Rents of the Land Revenue in charge before the Auditors, and actually in receipt, we called on those Officers to furnish us with Particulars thereof, arranged under the several heads hereinafter specified, to the best period to which the Accounts of the several Receivers had been made up; which period we find to be Michaelmas 1814. Of these Particulars, Copies are inserted in the Appendix; and from them it will be seen, that the annual amount of those Rents, at that Period, were as follows;—viz.

Appendix,
Nos. 16, 17, & 18.

		£ s. d.		Gross Annual Amount.	
ENGLAND.	Leasehold Rents - Answered by the Receivers, as having been received for the Year ending at Michaelmas 1814	37,053	17 4½	£ s. d.	
	In Arrear - - - -	4,803	9 8½		61,857 7 1
	Free Farm Rents - Answered by the Receivers, as having been received for the Year ending at Michaelmas 1814	2,822	14 11½		
	In Arrear, not exceeding Five Years -	65	8 3½		
	In Arrear, beyond Five Years -	116	7 4½		3,004 10 7
	Total in England -	-	- - £		64,961 17 8
WALES.	Leasehold Rents - Answered by the Receivers, as having been received	675	11 2		
	In Arrear - - - -	41	10 0		717 1 2
	Free Farm Rents - Answered by the Receivers, as having been received	3,022	18 11		
	In Arrear, not exceeding Five Years -	364	10 8½		
	In Arrear, beyond 5 Years -	1,750	- - 0		5,037 9 10
	Total in Wales - - - £	-	- - £		6,074 11 -
Total in England and Wales - - £		-	- £		71,035 8 8

IN regard to Profits of Mines and Quarries, we find, upon enquiry at the Offices of the Auditors, that one Sum only, as arising from such Property, was accounted for in the Year ending at Michaelmas 1814; namely, the gross sum of £174. 6. 9. being the Crown's share of the produce of a Mine, called Wain Treclogan, in Flintshire; but that, under the description of Mine Profits for that Year, of Lands out of Lease in Rosedale, in the County of York, a Sum of £410. 11. 0. was also accounted for; which Lands are to be held at will, under yearly Rents, amounting to that Sum, until after Michaelmas next, when the Residue of the Crown's Estate in Rosedale will become out of Lease, and a new and improved arrangement of Farms is to be made, previously to the granting of new Leases of them. In the preceding year, however, ending at Michaelmas 1813, the following Sums were accounted for, as the Crown's Share of the Profits of Mines and Quarries; viz. the Sum of £1,500. 16. 2. arising from Lead Mines in Grinton, Whitcliffe, and Harksfield, in Richmond, in the County of York, from the 25d July 1804, to the 10th October 1812, being on the average, about £325. a Year; and the Sum of £130. 2. 5. arising in that Year from Slate Quarries in Carnarvonshire.

WE

WE now proceed to mention some other matters, which appear proper to be stated in this Report.

The Plan which we had proposed at the period of our last Report, for the improvement of Whitehall Place, having been approved by the Treasury, some progress has been already made towards carrying it into execution.

The Plot of Ground adjoining to this Office has been let at a Ground Rent of £184. 14. Three Houses of the First Class are built upon it, in a style of elevation corresponding with that which had previously been adopted for this site, and Two more are building, in continuation of the North side of the Street. The Plan being to continue the Street to the River, and to widen it to the breadth of fifty feet, it may be expected, from the advantages of local situation, and other alterations in the neighbourhood, now in contemplation, that this Street, when completed, will not only materially add to the accommodation, and improve the general appearance of Whitehall and its vicinity, but, by offering the means of a desirable residence for Members of either House of Parliament, or for Persons connected with the Public Offices, or the Courts of Justice in Westminster Hall, afford a valuable addition to the present Rental of the Crown Estate.

Several Buildings of an inferior description, which, in the further progress of this Plan, it will be necessary to remove, in order to obtain the ground they occupy, are held under Leases from the Crown. These Leases may be an obstacle, for some years, to its final completion, unless the Surrender of their several Terms can be obtained from the respective Lessors, on fair and reasonable conditions; but there is other Ground, forming part of the site of the ancient Palace of Whitehall, and not under Lease, which may immediately be made available, without much difficulty, for the purposes of improvement, connected with this Plan. We hope to be enabled, in the course of a short time, to submit to the Lords Commissioners of the Treasury, a further Report on this subject; and, if our suggestions should receive the approbation of their Lordships, a considerable progress may be made, in furtherance of the general arrangement, without waiting for the expiration or surrender of the existing Leases before-mentioned.

The negotiation with Mr. Holloway, for the projected alteration of the Opera House, which had been suspended at the period of our last Report, has been since renewed with him; and the terms of a new Lease of the several Plots of Ground upon which that Building stands, having been adjusted, he is now proceeding in the execution of the Works, which he has engaged to perform.

The old Houses encroaching upon the eastern entrance of Pall Mall have been removed, and an Architectural South Front to the Opera House, with ornamental Colonnades, is erecting on a line with the rest of that Street. The same design of elevation is to be extended along the East front, which faces the Haymarket, and the North front, which will form a part of the new opening into Charles Street.

It is intended that the North and South Fronts should comprise some private Dwelling Houses, with Shops under the Colonnades, but that the whole should be erected with a unity of design, which will give it the appearance of a single Building, and with a degree of ornament which, it is hoped, may add to the embellishment of this part of the Metropolis.

IT may be proper to mention an Alteration which has been made in one of the Covenants in Crown Leases, stated in our last Report to have been sanctioned by the Treasury, by substituting a power of Re-entry upon the Premises, in case of the non-

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D

fulfilment

WHITEHALL
PLACE.
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Opera House.

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the Commissioners
of Woods, &c.
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Alteration in
Covenants inserted
in Crown Leases.

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fulfilment of the other covenants, instead of making the Lease absolutely void, by the breach of any of them; it having been found more convenient to the Lessees, and equally safe to the Crown, to reserve the right of exercising such a power at its discretion, rather than to violate or determine the Lease at once, by any act of non-compliance with the covenants on the part of the Tenant, however inadvertently done, or however disproportionate in its bad effects upon the Estate, to so serious and summary a penalty.

Appendix, No. 13.

We annex, in the Appendix, our Report to the Lords Commissioners of the Treasury upon this subject, together with their Minute approving of our suggestion.

Valuations for new
Leases of Houses,
Appendix, No. 14.

WE think it right to insert, in the Appendix, a Correspondence which took place, in the course of last year, with Messrs. Leverton and Chawner, the Architects for the Land Revenue Department, and subsequently with the Lords of the Treasury, relative to the manner of valuing the House Property belonging to His Majesty in London, upon the renewal of Leases.

14 Geo. III. cap. 75.

It will be seen by this Correspondence, that the change which was contemplated in the management of the Landed Property of the Crown, by the Act of 1794, could not, on account of the various difficulties which were opposed to it, be at once fully effected in that branch of the Revenue derived from Houses in London; but that the progress made in the new System, during the period which has since elapsed, will now enable His Majesty's Government to fulfil the intentions of the Legislature in this respect, by placing the Property of the Crown, as well in Houses as in Land, upon the same footing with that of a private individual, excepting only the advantage given to the old Tenants, upon a renewal of their Leases, by deducting 5 per cent. from the estimated Value of the new Rent charged upon them.

Regulation for Re-
newal of Leases.

ANOTHER Regulation has been made with respect to the renewal of Crown Leases, which we think it necessary to notice.

Much inconvenience had been found to arise, in many instances, from allowing Leases to expire, and the Lessees to hold over, at the old Rent, without our having any other means of knowing the state of the Property, than its being brought before us, by an application for a renewal of the Lease. No periodical inspection of the Land Estates of the Crown, or check upon the management being established, many years have sometimes elapsed before some accidental circumstance has brought it to the knowledge of this Office that a Lease had expired; and in former periods, cases, we have reason to apprehend have occurred, in which Property has been in this manner totally lost to the Crown. In order to apply as effectual a remedy to this evil, as the present system of management would permit, we proposed to the Lords of the Treasury, to authorize us to make it known, that unless application was made for the renewal of a lease within a certain period of its expiration, the Lessees would no longer be considered as entitled to a preference in the renewal, or to the benefit of a deduction of 5 per cent. from the Rent estimated, according to the annual Value sworn to by our Surveyor.

Appendix, No. 15.

We annex in the Appendix, a Copy of our Report upon this subject, and of the Minute of the Treasury Board approving of our suggestion. Although its adoption will, in some degree, prevent the inconvenience we have stated, yet we cannot but anticipate with satisfaction, a more certain and efficient remedy for that evil, in the provisions of the Bill now before Parliament, for regulating the receipt of His Majesty's Land Revenue, and the annual inspection of all the Property from which that Revenue is derived.

IN consequence of the depreciation which has taken place in the annual Value of Landed Property, and of the present pressure on the occupiers of arable Farms in particular, two instances have recently occurred, at the expiration of Leases of Crown Estates, of the Tenants declining to renew them upon the terms which we were advised to propose; and we have hitherto been unsuccessful in our endeavours to let the Estates in question advantageously to other persons.

Leases not renewed.

The first difficulty of this sort, which we experienced, was with respect to the Estate and Manor of Hampton-in-Arden, in the County of Warwick. This property having been let to Lord Calthorpe, for a term which expired on the 20th November 1814, an application had been made to us, by his Lordship, in the year 1810, for a new Lease thereof. We directed a survey and valuation to be made, and proposed terms to Lord Calthorpe founded upon such valuation, but he declined to accept them. We then offered this Property, on terms founded upon the same valuation, to the Earl of Aylesford, who had applied for a Lease of it, in case of its being relinquished by the former Tenant; but Lord Aylesford also declined it. In this situation of things, and after the former Lease had actually expired, Mr. James Weale having stated to us his readiness to accept a Lease upon the terms which had been thus rejected by the former Lessee and Lord Aylesford, we recommended it to the Treasury to grant a Warrant for giving effect to this offer; but circumstances having since occurred to induce Mr. Weale to petition for a Reduction of the Rent which he had agreed to give, we have thought it right to suspend the execution of the Lease, until we shall be enabled to obtain the decision of the Lords Commissioners of the Treasury, on the representations which we have recently received from Mr. Weale.

Manor of Hampton in Arden, County of Warwick.

The other case to which we have referred, is that of an Estate in Braydon Forest, in the County of Wilts, held for a long series of years, by the respective Families of Mrs. Katherine Non, and Mr. William Maskelyne.

Estate in Braydon Forest, County of Wilts.

The Leases expired at Michaelmas last, and both these Tenants have felt it necessary to decline accepting a renewal, upon the terms which our Surveyor, in his valuation, certified to be a proper Rent for this Property.

We have since offered it upon those terms, but without success, to two different Parties, possessing Estates in the immediate neighbourhood, and who had respectively signified to us their desire to become the Tenants of this Estate. It is, consequently, held over, until we shall be enabled to make a more suitable arrangement, either by directing a fresh Survey of the Estate, with a view to some reduction in the proposed new Rent, or by such a change in the circumstances of the times, as may bring the value of Landed Property nearer to the Estimate on which the present Report of our Surveyor appears to have been formed.

The same depreciation has induced us to suspend for the present, any proceedings with respect to several other cases, which have come before us, of applications for renewal of Leases which have not yet expired, the consideration of which may, therefore be deferred for a short time, without any disadvantage or inconvenience.

THE Lords Commissioners of the Treasury having signified to us the pleasure of His Royal Highness The Prince Regent, that the ancient Palace at Newmarket should be no longer upheld as a Royal Palace, but that it should be disposed of, in the manner that may be considered to be most beneficial; and their Lordships having, at the same time, called upon the Surveyor General of Works, to give the necessary orders for transferring to us the Buildings and Premises appertaining to that Palace, in the charge of the officers of his department, for the purpose of their being appropriated, in conformity to His Royal Highness's commands;—

Ancient Palace at Newmarket.

We

We have intrusted one of our Architects to survey those Buildings, and when we shall have received his Report of their actual state and condition, and the circumstances attending them, we shall be enabled to state our opinion in what manner, either by sale or lease, it may be most advantageous for the Crown to dispose of this property.

Light-Houses at
Harwich.

IT is proper in this place to mention an arrangement which, though not in the ordinary nature of the business of this department, yet comes under our superintendence, as belonging to a branch of His Majesty's Land Revenue. A Lease having been granted, in the year 1717, to the family of Major General Rebow, of the Light-Houses at Harwich, which will expire at Christmas 1817, we thought it right, upon an application being made by the Major General for a renewal of his Lease, to propose the adoption of an improvement, which is represented to be both practicable and necessary, in the Buildings containing those Lights, and in the method of exhibiting them.

We intrusted Mr. Rennie, an experienced engineer, to survey the Premises, and to report his opinion upon the best mode of effecting these objects; and, after much discussion, both with Major General Rebow and with the Corporation of the Trinity House, upon the subject, we have, under the authority of the Lords of the Treasury, concluded an agreement with the Major General, whereby he engages to rebuild the Light-Houses, according to such a plan as may be approved by The Trinity House Corporation, and to exhibit lights in them in such an improved mode, and under such superintendence and direction, as the Corporation may advise and approve. His Lease is to be extended to a term of 31 years, during which time he is to account to His Majesty for 3-5ths of the duties to be collected by him, after deducting from that produce all charges incurred in the maintenance and management of the premises, and allowing the amount expended by the Lessee in the erection of the buildings, together with the interest upon it, to be considered in the nature of a fine for the renewal of the Lease, and to be the first charge upon the produce of the Duties.

This measure will, therefore, increase His Majesty's Land Revenue, while it will materially contribute to the public benefit, and to the safety of navigation on the Eastern coast of the kingdom, by raising and improving the lights, and placing the superintendence and management of them in the hands of a body of men, whose peculiar concern it is to attend to matters of this nature.

Major General Rebow has undertaken to commence the Work as soon as the tides are sufficiently shortened to admit of the present lights being partially discontinued, without danger to navigation.

The Crown's Right
established to Extra-
parochial Tithes in
Bedford Level.

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the Commissioners
of Woods, &c.
Appendix, No. 13.

THE Appendix to our First Report contained a Schedule of Acts for Inclosures, &c. of which Acts one was intitled, "An Act for draining, inclosing, and improving the " Lands called Borough Fen Common, and the Four Hundred Acre Common, in " the county of Northampton, and for forming the same into a Parish, to be called " Newborough, and for building and endowing a Church for such Parish." These Commons, computed to contain upwards of 6,000 Acres, lie in the North level of the Fens, forming part of the Great Level, called Bedford Level. When the Bill, on which that Act was founded, was communicated to us, it contained a clause providing Compensation for the Tithes of the said Lands, to which Tithes it related Claims made respectively by the Devisees in trust of the real Estates of the late Marquis of Exeter, and by several Rectors, Vicars, Impropriators, and other persons; and also a clause providing Compensation for the Right of Soil of the said Lands, to which

which right it recited Claims made, respectively, by the said Devisees, and also by several other persons as Lords of Manors; but it did not make any mention of His Majesty, as having an interest therein. Conceiving, however, that the said Lands were extra-parochial, and that, consequently, the Tithes thereof belonged to His Majesty, in right of His Crown, and knowing that, from the time of Charles the Second, successive Lessees from the Crown had been granted of the extra-parochial Tithes in the said Great Level, of which Lessees the last expired in 1779; and thinking it probable that the said Lands were extra-manorial also, and that His Majesty, in the like right, might be entitled to the Soil thereof; we caused to be inserted in the Bill, after reciting that His Majesty claimed to be interested in, or entitled to the said Tithes, a provision that, in the event of the said Devisees in trust not being able to make out a Title to the Soil of the said Lands, His Majesty claimed to be entitled thereto.

After the Act had passed, we directed our Solicitor in the Land Revenue Department to attend to the Proceedings under it, and to take all necessary and proper steps for asserting and establishing the Claims of His Majesty. Those Claims were preferred before the Inclosure Commissioners, and supported by such evidence of the exercise of right, as it was in our power to supply; but the adjudications and determinations of the Commissioners thereon having been adverse to the Crown's rights, we directed our Solicitor to resort to an issue at law, which the Act authorized, in maintenance of those rights. The result of the Trials respecting those Claims, which were had at Northampton in July 1814, is detailed in the Solicitor's Report, of which a Copy is given in the Appendix.

Appendix, No. 16.

In the Tithe Cause, the Jury, without Hesitation, gave a Verdict for the Crown; but, in the Soil Cause, the Judge did not seem to recognise the principle of Claim on behalf of the Crown, and therefore a juror was withdrawn.

The success, however, of the Tithe Cause will be highly advantageous to the interest of the Crown. Its right to the Tithes of all the extra-parochial Lands in the Great Level, called Bedford Level, has been established, and measures are in progress for bringing the Owners of all the extra-parochial Lands in that Level, which are of great extent, to Compositions for their Tithes; and the Commissioners for executing the Borough Fen Act have, in respect of the Lands affected by that Act, set out for the Crown, as Tithe Owner, the following Allotments of Land; viz.

	Quantities.			Estimated Annual Value.		
	A.	R.	P.	s.	d.	q.
Several Patches on Peckirk Moor	114	2	39	289	8	7
Slupe Common, and Land adjoining on Four-Hundred Acre Common	100	1	30	140	3	—
Acres	215	0	19	429	11	7

The Land on Peckirk Moor has been let, as a grazing farm, at £100. a year; and the Slupe Common and adjoining Land have been let, for one year from the 5th April 1816, at £100.; but under an engagement, that the Rent is to be more; viz. the Valuation set thereon by the Inclosure Commissioners (£140. 3l. 0. as aforesaid) if the Land can be converted into an arable Farm.

HIS Majesty, in right of His Crown, being Lord of the Manor of Egham, in the County of Surrey, and the largest Proprietor of Land in the Parish, application was made

New Church to be built for Egham Parish, County of Surrey.

made to the Treasury in July 1814, by Letter from Lord Viscount Bulkeley and William Henry Freemantle Esquire, as having been deputed for that purpose, by the principal Landholders and Parishioners of Egham, for the Bounty of the Crown in aid of a subscription then already commenced, for the building of a new Church for that Parish: which Letter,—after reciting that the present Church was built in 1327; that it does not contain sufficient room for one-third of the inhabitants; that the Parish contains no Chapel of Ease; that the number of its Inhabitants amounts to between 2 and 3,000; that the present Church is in so ruinous a state, that it must inevitably fall to the ground, unless repaired at an estimated expence of nearly £4,000; and that a new Church has been planned and contracted for, to contain one thousand persons, if the Funds can be procured, for the Sum of £3,400;—states, that the Inhabitants and Landholders have already subscribed for the new Church, to the amount of £4,000. On these grounds, the before-named Applicants, in the name of the Parish, expressed their earnest and anxious hopes, that the Lords of the Treasury would assist the Parish, by a grant from the Crown of the sum required to make good the deficiency (£3,400) in the subscriptions, towards raising the estimated amount required for building the new Church.

This Letter having been referred to us, we felt it to be no more than reasonable, considering the extent of the Crown's Estate, amounting to upwards of One thousand Acres in Egham Parish, with a great number of Houses built upon parts of the same, that the Subscribers should look to His Majesty for considerable assistance, towards the expence of building a Church of such capacity as to encourage the Parishioners to attend Divine Service there, by making it certain that they would generally find accommodation. We thought it right, however, before we recommended any specific sum, to consult the Surveyor by whom the Crown's Estate in Egham had within a few years past been surveyed, and its annual Value estimated, and who is the Commissioner nominated by us on behalf of His Majesty, for executing the Egham Inclosure Act now in operation. This Surveyor having stated it to be his opinion, that £1,500 must be considered a very liberal sum to be subscribed by the Crown, and that he did not doubt that the Parish would be perfectly satisfied with it, we recommended to the Treasury to grant that Sum, for the purpose for which it was solicited; and it has since been paid into the hands of the Treasurers appointed by the Parish to receive the contributions towards the expence of the new building. In consideration of that liberal payment, we shall expect that adequate and permanent accommodation will be provided in the new Church for all the Tenantry of His Majesty's Estate. Copies of the Letter of application, and our Report thereon, will be found in the Appendix.

Appendix, No. 17.

INCLOSURE ACTS
PASSED.

Appendix, No. 18.

A List of the Acts for Inclosures, and for other purposes, in which the interest of the Crown was concerned, which have passed since the period of our First Report, will be found in the Appendix.

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Triennial Report of
the Commissioners
of Woods, &c.

Appendix, No. 19.

IN the Appendix to our last Report, we inserted a Letter which we had addressed to the Lords of the Treasury, submitting to their consideration certain Alterations which it appeared to us expedient to make in the Covenants to be contained in Leases of the Land Estates of the Crown; and at the same time we proposed to them a Plan for uniting an Annual Personal Inspection of those Estates, with the Collection of the Rents payable for them.

Collection of Rents.

The System hitherto pursued of managing those Estates, and of collecting the Revenue arising from them, has appeared to us, as well as to our predecessors, to be
 20

so defective, that we felt it to be our duty again to call the attention of the Treasury to the subject, in a Report which we made to that Board on the 20th July 1815.

Appendix, No. 19.

In that Report, we stated it to be decidedly our opinion, that the practice which is generally followed as we understand in the management of other large Estates, of employing the Surveyor or Agent at whose Valuation the Estate is let, to collect the Rents of it, should be extended to the Estates of the Crown; that such Surveyor should be required to make an annual inspection of the several Estates within his Survey, so as to have under his personal examination the conduct of the Tenants with respect to the state of the Repairs, the management and cultivation of the Lands, the preservation of the Fences and Timber, and the fulfilment of the other Covenants of their respective Leases; and generally, to attend to every thing connected with the Interest of the Crown, as Landlord of the Property, in as full and ample a manner as might be expected from a Surveyor acting in the same capacity, upon any well-regulated estate belonging to a private individual.

We also recommended, that after such inspection, a separate Report on each Estate, embracing all those particulars, and containing any further observations which might occur to the Surveyor respecting the condition of the property, or with a view to its amelioration, should be made to this Board.

For these services, including the annual inspection, the collection of the Rents, and the special Survey and Valuation of the Estate, as often as it might become necessary to re-let the same, we proposed that the Surveyor should receive a Commission of One Shilling in the Pound, upon the amount of the net Rents collected and accounted for by him.

We were the more induced to press the adoption of this course of proceeding upon the consideration of the Lords Commissioners of the Treasury, as it appeared to us not only the best practicable plan consistent with economy, by which a regular system of inspection, check, and control could be established and enforced, with respect to the management of a Landed Property so widely dispersed as that of the Crown; but also as tending, in our judgment, to a more simple and safe mode than that which now exists, of collecting and bringing to account the Rents due from those Estates.

From these considerations, we were so fully impressed with the importance of establishing this change in the management of the Landed Property of His Majesty, that we earnestly recommended that a Bill should be submitted to Parliament to carry it into effect.

A Letter from Mr. Ashurst, dated 15th August last, communicated to us the directions of the Lords of the Treasury to prepare such a Bill for their consideration; which we have accordingly done; and this Bill has, since the opening of the present Session, been submitted to Parliament. A Copy of Mr. Ashurst's said Letter is inserted in the Appendix.

Appendix, No. 19.

Since the date of that Letter, we have seen additional cause to lament the uncertainty and complicated inefficiency of the present system, not only with reference to the survey and management of the Estates under Lease, but also, unfortunately, in respect to the imperfect check which it affords against gross abuse in the collection and application of the Land Revenue of the Crown.

It is here our painful duty to state, that, under this system, an individual, Mr. William Henry White, of Parliament Place, intrusted with a very large Collection of the Rents of the Crown's Estate, has been enabled to omit, for several years, the

the charging of himself in his annual Accounts, rendered to the Acting and Deputy Auditor of the Land Revenue, with the Receipt of large sums of Money which had actually been paid to him by Tenants of the Crown within his collection; whilst, by a fraudulent contrivance in the statement of those Accounts, the Acting and Deputy Auditor, before whom they were passed, was naturally led to infer, that no Money had been forthcoming from the Estates, on account of the Rents of which the sums so omitted had been received by Mr. White.

The several Divisions of which Mr. White was the Acting Receiver were as follows; viz.

Sufford,	Southampton,	Suffolk,	Somerset,
Hereford,	Wilt., and	Cambridge,	Dorset,
Salop, and	Gloucester.	Bedford, and	Deron, and
Worcester.		Bucks.	Cornwall.

and he was Deputy to Mr. Baskley, the Receiver for the Division of Lincoln and Nottingham.

We do not feel it necessary or proper to detail, in this Report, the precise manner in which the Fraud committed by Mr. White was so long successfully practised, and at last finally detected. Indeed, it is a transaction which could not be minutely explained, without exhibiting the Accounts themselves; and as neither the Receipt nor Audit are in any degree connected with, or under the control of, this Department, it would not be in our power regularly and officially to furnish those particulars; but, in justice to the Acting and Deputy Auditor, it appears fair to state, that, taking into consideration that Mr. White was regularly sworn, at the Exchequer, to the truth of the annual Accounts in which this deception was practised—that an Account of the Current Balances in Mr. White's hands, and made out by himself, was annually returned to Parliament during the whole period of this fraud, and that, in that Account also, the Sum which was the object of it were yearly omitted—that he had for many years enjoyed the most unqualified reputation for integrity, and had largely experienced the benefit of that reputation, in a very extensive employment, as Receiver and Manager of the Rents and pecuniary concerns of many opulent Landholders, and some Public Charities and Trusts—we are of opinion, that the imposition was of a nature which would not necessarily have been detected by any ordinary degree of vigilance in the person whose duty it was to audit Mr. White's Accounts.

On the first suspicion by Mr. White that the embezzlement and perjury, of which he had been guilty, were detected, he absconded from his house, and there is every reason to believe that he has since quitted the kingdom.

The total of the Arrears of former Years, which he had thus withheld from the Public, appears to be about £27,000; to which is to be added the Rents which he had received within the current Year, amounting to £14,000; and making together a balance of £41,000, for which he stood indebted to the Crown on the 9th of December last, when an Extent was issued against his Estate and Effects. How much of this large Balance may be recovered, under the operations of the Extent, cannot yet be ascertained; but it is to be apprehended that the final loss to the Crown will be considerable.

We have only further to state, that this default of Mr. White rendered unavoidable the removal of Mr. Baskley from his Receivership of the Counties of Lincoln and Nottingham.

These were the Counties from which the principal part of the deficiency was due; and Mr. Baskley, Mr. White's principal, was, of course, responsible for this deficiency.

deficiency. From this, and other circumstances, which came to our knowledge, respecting the state of Mr. Bafley's affairs, it became necessary to issue an Extent against his Property, as well to secure a considerable balance, which Mr. White had transferred to Mr. Bafley, as to obtain, from his separate Estate, whatever could be recovered of the Debt for which he was unfortunately become liable, by the misconduct and embezzlement of his Deputy.

In consequence of this removal of Mr. Bafley, the Chancellor of the Exchequer has, upon our suggestion, authorized Mr. Pillar, the Secretary of this Board, in the Department of the Land Revenue, to collect the Rents heretofore received by Mr. White, until the sense of Parliament can be obtained upon the Bill to which we have already referred.

We feel confident, that, should the measures therein proposed be adopted by the Legislature, they will effectually remedy the evils which are now apparent; by securing a due and constant attention to the management of the Crown Estates, by lessening the Expence attending that management, and by putting on a more secure and economical footing the receipt and due appropriation to the Public Service of this branch of His Majesty's Revenue.

IN our First Triennial Report, we stated the several views, which, at different times, had been entertained respecting the most advantageous appropriation of the Estate of the Crown in Marybone Park, and we explained the principles of increased ornament to the Metropolis, and expected augmentation of His Majesty's Land Revenue, which had induced the Lords Commissioners of the Treasury to give a preference to the Plan, combining those objects, which had been submitted by Mr. Nash.

MARYBONE
PARK.

The decision of their Lordships, in favour of Mr. Nash's Plan, was communicated to us on the 22d October 1811. Since that period, the Roads, Fences and Plantations designed thereon, have been completed; the Bed of the intended ornamental Water has been excavated, and the Regent's Canal Company have finished that part of their main Line which passes through this Estate, and also the collateral Cut or Basin, leading out of the main Line Southward towards Portland Road.

In making these Roads, Fences, and Plantations, including the Inclosure, with a handsome Iron Railing, and the planting of the Circus at the North end of Portland Place, the Charges of forming new Sewers, and the payments to Labourers, Gatekeepers, and Watchmen, from October 1811 to the end of October 1815, there has been expended £53,650. 4. 2; but the principal Objects of Expence are now at an end, and, with the exception of two Bridges, which will be required over the ornamental Water, and for which we have not yet received the necessary Estimates, the future Expenditure will be confined to the Establishment of Gatekeepers, Labourers, and Watchmen required to keep the Roads in repair, and to preserve the Fences and Plantations.

The Money received within the same period, on account of the sale of old materials of Buildings pulled down; for rent of Grass Land; for Land sold to and damage done by the Regent's Canal Company, amounts to £14,843. 1. 2, and there remains due from that Company £2,365; making together £17,408. 1. 2.

In November 1812, an Agreement was entered into, under the sanction of the Lords of the Treasury, with Mr. Charles Mayor, for letting to him the Ground at

the North end of Portland Place, for the purpose of erecting a Circus of Houses thereupon; the Leases to be granted as soon as the Houses should be covered in, at an annual Rent of - - - - £1,200 — —

In January 1813, a further Agreement was entered into, for letting to him another Plot of Ground on the East side, and in continuation of Harley-street, at a Rent of - - - - 387 18 —

And Leases of various other parts have been let, or agreed to be let to different persons, at Rents amounting together to - - - - 871 9 —

£2,459 7 —

The Building Speculation of Mr. Mayor is unfortunately suspended, in consequence of the embarrassed state of his affairs, which some time since led to a Commission of Bankruptcy being issued against him, under which, Assignees have been chosen by his Creditors, and in the hope of realising and bringing to Account the Money expended by Mr. Mayor, on the South society of the Circus, those Assignees have lately made a proposal to us, with a view to the completion of that part of Mr. Mayor's undertaking; but no arrangement has yet been concluded for that purpose.

Besides the Land let as before mentioned, two Plots, containing together about 30 Acres, which were designed by Mr. Nash for sites of Houses, and planted in rows, with tall trees, at the distance of 12 feet apart, in order to distinguish them from the permanent Plantations within the Park, have been let as Nursery Ground, at a Rent of £6. per Acre per annum, under such limitations and restrictions as were deemed necessary, for preserving and maintaining the young Trees, and subject to a condition, that the whole, or any part might be resumed, upon giving three months notice, in case the same should be required, on the part of the Crown, to be let for building or any other purpose.

Other parts of the Park, appropriated for Plantations, have been used for raising Potatoes between the Trees. The produce of the sale of the Potatoes has exceeded, only in a small degree, the cost of their cultivation; but the digging of the Ground has been found to be beneficial to the young Trees.

In the Spring of the last year, about Nine Acres and a half comprised within one of the Plots, also ultimately designed by Mr. Nash for sites of Houses, and in the meantime planted with Trees in the manner above mentioned, were prepared for a crop of Mangel Wurzel. As the cultivation of that Root has not yet become very general throughout the country, we subjoin the following Account of the actual Expence and Produce of this Crop:

EXPENDITURE.				£	s.	d.
Paid for Trenching the Ground	-	-	-	48	1	3
- - for Seed and Planting	-	-	-	32	6	—
- - for Hoeing and Weeding	-	-	-	24	11	10
- - for cutting off the Leaves, pulling the Roots, loading and delivering	-	-	-	42	5	3
				146	4	3
PRODUCE.						
Tons. Cwt.						
324. 5.	of Roots delivered at 4s. per Ton	-	-	652	10	—
92. 7.	of L. wts. @ 100s.	-	-	92	7	—
76	Roots of 4 th - 4 th - 14.	-	-	3	16	—
				748	13	—
Deduct Expenditure as above	-	-	-	146	4	3
Net Produce of the 94 Acres	-	-	-	602	8	9
Being at the Rate of 6s. 3. per Acre.						

The Heritage of the open parts of the Park has been let annually, by public Tender, either for Hay or Pasturage. Hitherto the Grass has been much injured by the operations of the Regent's Canal Company, and by the polling and repolling of the several herds, carriages, and workmen employed in making the roads, fences, and plantations. These Works are now nearly at an end, and consequently, in future, the produce of the Heritage may be expected to be considerably increased.

The amount of Expenses incurred in forming, inclosing, and planting this Park, beyond the Revenue which has arisen from it, since the year 1811, when the Plan of Mr. Nash was sanctioned by the Lords Commissioners of the Treasury, has considerably exceeded what was calculated upon at that time.

It was then fully expected that many of the principal Situations, intended for building sites, would have been immediately let, and that such Advances as are of a temporary nature, and as, in all cases of improvement of this kind, must be made, in the first instance, by the Proprietors, for Sewers, Roads, Fences, and Plantations, would have been refunded, in proportion to the extent to which Ground might have been disposed of under Leases, either for detached Villas, or in the proposed Streets or Squares.

Having called upon Mr. Nash to furnish us with such explanation as he could give of the causes which had retarded the Improvement of the Revenue calculated upon by him, and which had in consequence disappointed, to a considerable extent, the expectation which we were led to entertain, he has in a Letter, of which we insert a Copy in the Appendix, stated the circumstances which appear to him to have delayed that rapid progress towards such Improvement of the Revenue as he had anticipated, and has assigned his reasons for still thinking that his original expectations will be ultimately realized.

Appendix, No. 22.

THE most desirable mode of effecting a more convenient Communication, than now exists, from the Northern entrance of the Metropolis to Charing Cross, and of improving, by such communication, the general means of access to the Royal Residence, the two Houses of Parliament, the Courts of Law, and the principal Offices of Government, an object which had, on various occasions, engaged the attention of the late Mr. Fordyce, and of this Board, having again been brought under the immediate consideration of the Lords of the Treasury, and of Parliament, by the Reports, Plans, and Estimates annexed to our last Triennial Report, we were desired, soon after the date of that Report, to give Notice of our intention to apply to Parliament, in the then next Session, for leave to bring in a Bill for carrying that important measure into effect, by forming an entire new Street from Portland Place to the entrance of Pall Mall, opposite to Carlton House, according to a Map or Plan which had been prepared by Mr. Nash, and which was accompanied by an Estimate of the Expence, amounting to £399,803.

The
New Street.

We were further desired, with reference to the said Plan, as fully as possible, to ascertain the utmost amount of the Charge likely to be incurred, in the first instance, by the purchase of Freehold and Leasehold Interests, and Good Will in the Houses, which, for the execution of that Plan, it would be necessary to take down. This object, we conceived, would be best attained by directing Mr. Nash to re-consider his Estimate, and further, by comparing such re-considered Estimate with those of our other Surveyors, which might serve to check his calculations.

Appendix, No. 23

The

The original Estimate of Mr. Nash having been revised and examined, in pursuance of those directions, we received from him, as the result of this farther investigation, a detailed Report, according to which he calculated that the Expence of the Line first proposed by him would, after deducting the Value of the old Materials, amount to the sum of £464,527. 3. 11. and that an annual Revenue would arise from the Sites for Buildings to be granted on Lease, amounting to £36 831. 11. 10. He also furnished two other Plans and Estimates, according to one of which, the Expensure would have been £330,754. 1. 1. and the Revenue £31,999. 1. 10.; and, according to the other, the Expensure £337,637. 1. 1. and the Revenue £31,338. 1. 10.

Messrs. Leverton and Chawcer, our Architects in the Department of the Land Revenue, estimated the Expence which would attend the execution of Mr. Nash's first Plan, including Compensations for Good Will, and after deducting the value of the old Materials, at £948,588.

The Proportion of Mr. Nash's Estimate for the Good Will of all the Houses comprised in the Line of the Street proposed by him was £143,770; that of Messrs. Leverton and Chawcer was calculated at an Average of £130. for each House, amounting to £96,330. being about Two Years estimated Rental of the Property.

Their Reports and Estimates, both of Mr. Nash and of Messrs. Leverton and Chawcer, having been transmitted to the Lords of the Treasury, with our Reports of the 8th and 15th of March 1813 respectively (of which, and of various other Papers on the same subject, Copies are inserted in the Appendix,) we received a Minute of their Lordships' Board, under date the 15th of April following, in which their Lordships state their reasons for not concurring in the view which Messrs. Leverton and Chawcer had taken of the subject, and for thinking themselves justified in sanctioning the Plan recommended by Mr. Nash; and, for carrying it into effect, they directed us to cause a Bill to be prepared, in order that the same might be submitted to Parliament without delay.

The Bill was accordingly prepared, and, having passed the Two Houses, received the Royal Assent on the 10th of July 1813. The Commissioners appointed by the Act, for carrying the Provisions of it into execution, are the Commissioners of this Board for the Time being. A Copy of the Act was, in consequence, transmitted to us by the Lords of the Treasury on the 19th of the same month (July), with directions forthwith to consider the same, and to report to their Lordships what should appear to us to be the best mode of carrying into effect the intentions of the Legislature.

It may be proper to notice, in this place, that, by the 53d Section of this Act, we are directed to make an Annual Statement of our Proceedings under it to the Lords of the Treasury; but that it contains no Regulation by which we are required to report the same to Parliament. The subject, however, appears to us so intimately connected with the general Management of that considerable part of the Land Revenue of the Crown, which arises from Houses in London, that we think it will not be deemed an improper step, on our part, to insert, in the Appendix, Copies of our First and Second Reports to the Treasury, made in pursuance of that Section.

In those Reports we have stated what appeared to us to be the course which it would be advisable to adopt in executing a Work of this magnitude. We have also brought under the view of their Lordships the difficulties which we had at first met with, in endeavouring to avail ourselves of the Powers of the Act to borrow Money from some of the Insurance Companies, as had been suggested by Mr. Nash,

with

Appendix,
Nos. 24 to 26.

Appendix,
Nos. 27 & 28.

with a view of obviating the necessity of any advance from the Exchequer, for the execution of his Plan; the removal of those difficulties by a subsequent Act of Parliament; the ultimate Negotiation and Agreement with the Royal Exchange Assurance Company for a Loan of £300,000 in aid of the New Street Expenditure; the authority for appropriating to the same purpose certain Sums, in Consolidated and Reduced Bank Annuities, arising from the Sale of Fee Farm Rents, and from different sources of Land Revenue; and also the extent to which our Proceedings had been carried up to the date of the last of those two Reports: And we have now only to give such Statement as will show what progress, in the whole, has been made up to the present time.

34 Geo. III. cap. 70.

It having been ascertained, by reference to the Plan authorized by the Act of Parliament, that, in the progress of this Work, it would be necessary to take down 386 Houses which belonged to the Crown previously to the passing of the Act;—the interests of immediate Leaseholders under the Crown, in 131 of those Houses, and of Under-lessees or Occupiers in 60, have been purchased; and 46 having been held by Tenants at will, we are now in the actual Possession of 106 Houses in that part of the new Street which will pass through the Estate of the Crown. The interests of immediate Lessees, Sub-lessees, or Occupiers, in 148 Houses, and of Sub-lessees or Occupiers only, in 86 Houses, remain to be purchased.

The Houses belonging to different Proprietors, which must, in like manner, be taken down, amount to 355:—Of this number, there have been purchased or agreed for, the interests in Fee of 230, and the interests of Lessees, Sub-lessees, or Occupiers, in 30; and there remain to be purchased the Fee of 135 Freehold Houses, and the various interests of Lessees, Sub-lessees, and Occupiers, in 315 of the said Houses.

For the purpose of defraying the Expences of the Act, we have received, up to the present time, the following Sums; viz.

	£	s.	d.
Of the Royal Exchange Assurance Company, by way of Loan, on the } Credit of the Land Revenues of the Crown	300,000	—	—
Produce of Sales of certain parts of the Land Revenue, and of sundry } Fee Farm Rents	87,321	3	3
Amount of sundry Fines on Renewals of Crown Leases	10,355	13	6
On Account of Rents of the Land Revenue	2,716	10	4
Dividends on 3 per Cent. Consols. and Reduced Bank Annuities, and } Profit on Purchase and Sale of Exchequer Bills	14,006	12	8
Produce of Sale of Building Materials	1,050	—	—
	415,450	—	3

As soon as these Sums were received, they were paid into the Bank of England, and placed to the Credit of "The New Street Account;" but, instead of leaving the whole in the hands of the Bank, we have thought it our duty to reserve only such a Balance as might be sufficient to meet the current Demands, and to invest the remainder in Exchequer Bills, to be sold, from time to time, as occasion should require.

And we have paid,—

	£	s.	d.
For the Purchase of Freehold and Leasehold Interests, and Compensations } for Good Will, on the Purchases before mentioned	253,033	13	3
For Contributions for Paving, Architraves and Barriers Bills; Law } Charges; Interest on Loans; Rents of Leasehold Properties purchased; Insurance; Salaries to Secretary and Clerks; Tenders, Furniture, and } and Auctions Fees; Rent of an Office; and other contingent Expences; And,	31,499	7	11
On Account of the Expence of forming the new Street along the whole } Line of the New Street, under the authority of the 79th Section of the New Street Act, and the Commission * issued in pursuance thereof	40,446	46	7
	314,979	17	9

* Appendix, No. 29.

The estimated Expence of this last-mentioned undertaking was £54,000. It is now nearly completed, and we have reason to believe that the work has been well executed, and that the above-mentioned Estimate will not be exceeded.

With respect to the New Street, it would be very difficult, either to form a comparative Statement of the actual Cost of the Property purchased, with the previous Estimate made, or, from any other data which those Purchases would furnish, to calculate what the probable ultimate Cost may be, until all the different interests throughout some portion of the line shall be acquired.

In the Purchases made of Houses and Ground, where the Owners were not also the Occupiers, we have, in general, had reason to be satisfied with the accuracy of Mr. Nash's Estimates. In many cases those Estimates have very nearly corresponded with the demands made on behalf of the Claimants, by Surveyors of great experience and respectability; and in others, where a material difference has been found to exist, such difference has been amicably settled, either after discussion between Mr. Nash and the Surveyor of the Party, or by reference to a third person.

In the Compensations demanded, and in the Awards made for Good Will of Trade, and compulsory removals from private dwellings, the previous Estimates of Mr. Nash, as well as the average of those of Messrs. Leverton and Chewner, have been greatly exceeded.

Compensations of this nature, we have reason to believe, have been awarded, upon a larger and more expensive scale, to the Occupiers of Houses and Shops in the neighbourhood of Pall Mall, Saint Albans's Street, and Piccadilly (the greatest part of which have already been purchased), than will probably be found applicable to the less valuable Property between Piccadilly and Portland Place.

Hitherto only three instances have occurred in which it has been found expedient to have recourse to the measure of ascertaining the amount of Compensation by the decision of a Jury. The method generally adopted, under the sanction of the Lords of the Treasury, has been, to refer the settlement of such Compensations to Arbitrators mutually named by us and by the Claimants, with liberty to those Arbitrators to name an Umpire, whose sole decision, if necessary to be referred to, should be binding upon both Parties, equally with that of the Arbitrators.

PART II.

DEPARTMENT OF WOODS AND FORESTS.

ASSUMING that the continued observance of the course pursued under this head (though not required by the Statute) in our First Triennial Report might be acceptable to the Legislature and the Public, we now proceed to give some account of the progress made, since the date of that Report, in the Execution of the measures therein mentioned, and in the adoption of others, for providing and securing an increased growth of Timber in the Royal Forests, and for the general Improvement of this important part of the Crown Estate.

It was stated in our First Report, that the specific number of Acres authorized to be inclosed and planted, under the Acts of 10th Charles II. cap. 3; and 9th and 10th William III. cap. 36; and the declaratory Act of 48th Geo. III. cap. 73; is, in Dean Forest 11,000 Acres; and in New Forest 6,000 Acres; and that Inclosures and Plantations, to that extent, had been undertaken, and were in great progress in both those Forests.

In Dean Forest, the number of Acres actually inclosed and planted, up to the present time, is 9,389.

DEAR FATHER.

The remaining 1,611, to make up the 11,000, are partly fenced, and will be shut in and planted in the course of the present Year.

In addition to the above-mentioned quantity, a Freehold Farm belonging to the Crown, containing 240 Acres, and lying within the limits of this Forest, was transferred, from the Department of the Land Revenue, to the Department of Woods, in the year 1807, and appropriated for the growth of Timber; and two other small tracts of inclosed Land, also within the Forest, containing together 60 Acres, and which were formerly occupied by two of the Keepers, as appendages to their Lodges, have been applied to the same purpose; and it has been determined, under the authority of the Lords of the Treasury, on the death or removal of the other four Keepers, to appropriate, in a like manner, certain further Tracts of inclosed Land now in their occupation, and containing together about 120 Acres. After these several Inclosures shall have been completed, no further part of the Walls of this Forest (containing in the whole 22,791 Acres) can be subtracted from the use of those who are entitled to Rights of Common thereupon, until the Trees growing on some part of the 11,000 Acres, now inclosed in thirty separate Plantations, shall be in such a state that those Plantations may be thrown open, when it will be lawful, under the Acts of Parliament above referred to, to inclose a quantity equal to what may be so thrown open.

(Whitmoor Park.)

From the number of Encroachments, however, which have been made from time to time, not only on the borders, but, in many cases, in the interior of this Forest; from the interfection of public Roads and Rail Roads, and the existence of numerous Coal Works, upon many of which very large sums of money have been expended; it will be very difficult, if not impossible, at the end of 20 or 30 years from this time, when the first 11,000 Acres may be thrown open, to find an equal quantity which could be inclosed in lieu thereof, so as to keep up a succession of young Plantations to the extent, and in the manner, contemplated by the Act of Charles II. It becomes, therefore, very important that such measures should now be adopted, as may be best calculated for increasing the quantity of Timber on the Land which remains open, and which it may not be possible hereafter to inclose for that purpose.

It was mentioned in the Appendix to our First Report, that several thousand Trees, taken from a small Inclosure, which had been sown with Acorns about 29 years before that time, had been transplanted into the open Forest, without any protection from cattle, except by a few loose bushes thrown round them. This plan has been since continued with great success, till all the Trees which could be spared from the original Plantation, and were likely to be moved with advantage, have been planted out. They have abundantly stocked about 120 Acres of the open Forest, and though many of them were of the height of from 25 to 30 feet when transplanted, and of corresponding thickness, they are now flourishing as if they had sprung originally from the acorn, or had been planted out from a nursery, at from 3 to 5 years growth.

With a view to the continuance and extension of the same plan, we have directed a Nursery of about 20 Acres to be prepared and planted with Acorns, for the purpose of raising Saplings, to be afterwards transplanted in the same manner in the open Forest, when they shall arrive at the proper size, and the intermediate Thinings we intend to apply, in making good such failures as may take place in any of the inclosed Plantations.

Since

NEW FOREST.

Since the year 1813, when the full quantity of 6,000 Acres, authorized to be kept inclosed in the New Forest by the Act of William III. was for the first time completed, it was found that the Trees in four Inclosures, making together 765 Acres, and forming part of the said 6,000 Acres, were past danger from deer and cattle. These Inclosures had been made in the year 1776, under the authority of a Commission issued to the then Surveyor General and others; and as the Fences which were then put up had since gone to decay, it was thought expedient regularly to throw them open, and thereby to obtain the power to inclose a like number of Acres from the Waste; a new Commission was, in consequence, issued for that purpose, and further Inclosures to that extent have been let out under such new Commission.

In addition to these Inclosures from the Waste of the Forest, three Tracts of Freehold Land belonging to the Crown, two of them formerly held with Irons-hill and Burley Lodges, which have been lately pulled down, and the other forming part of New Park Farm, and containing together 480 Acres, have been given up for the growth of Timber; and there is a further Tract of about 150 Acres of remarkably good Woodland, now held, with other Freehold property belonging to the Crown, by Isaac Pickering, Esquire, on a Lease which will expire in the year 1821, and which, at the end of that period, it is proposed to reserve out of any new Lease which may be granted of the other property included in the said Lease, and to apply it also to the Growth of Timber.

When the Woods and Trees on any part of the 6,000 Acres, taken from the Waste of the Forest, shall be past danger from deer and cattle, such part will be to be thrown open, and new Inclosures formed in lieu thereof. In a Waste of such extent (63,845 Acres), and not presenting the same difficulties as in Dean Forest, it may be supposed that it will be practicable, at all times, to find tracts fit for the growth of Oak, to keep up a succession of Inclosures to the full amount authorized; though, from the great diversity of soil in this Forest, it may sometimes happen, that a comparatively small number of Acres of good Land can be compassed in one Inclosure.

BURN FOREST.

In Burn Forest, the 1,400 Acres allotted to the Crown by the Act of 50 Geo. III. cap. 218, have been inclosed, and a great part of what was not before covered with Timber has been planted, and the whole will be completely filled up, as soon as the young Trees, now growing in a Nursery established in this Forest, are fit to be planted out.

A small Allotment of Land containing 174. 28. 28. and immediately adjoining to the Crown Allotment in this Forest, has been purchased, under the authority of the Lords of the Treasury, and thrown into the same Inclosure with the Allotment to His Majesty; and two other parcels of Land, situated in the interior of the King's Forest, and which had originally been encroached therefrom, but had been held, without interruption, for so long a period as that they could not be recovered by due course of law, have also been purchased, and again laid to the adjoining Crown Property.

ALICE HOLT
FOREST.

Soon after the date of our last Report, a Bill, which was then depending in Parliament, for the better Cultivation of Navy Timber in the Forest of Alice Holt, received the Royal Assent, (Act 52 Geo. III. cap. 76) by which 1,600 Acres out of the Waste of that Forest, containing 2,427 Acres, have been obtained, in

Severalty,

Severalty, for His Majesty, in Compensation for all His Right of Soil, and other Rights, in and over the remaining 827 Acres; the said 1,600 Acres having been set out and allotted to His Majesty, under a Commission issued in the manner authorized by the said Act, a considerable part is already fenced, and the remainder of the Fences are contracted for, and will be completed in the course of the present year.

In addition to the above 1,600 Acres, several Tracts of inclosed Freehold Land adjoining to the different Lodges, and which were formerly either in the occupation of the Lieutenant of the Forest, or let on Lease by him, and containing together 185 Acres, have been planted for Oak Timber.

By an Act passed in the same Session (cap. 71.) power was given to His Majesty to inclose out of the Waste Lands of Woolmer Forest (computed to contain 5,375 Acres) any quantity not exceeding in the whole 2,000 Acres, and to keep the same inclosed until the Trees, which should grow thereon, should be past danger, when the first Inclosures might be thrown open, and further Inclosures made in lieu thereof, as in the case of Dean and New Forests.

WOOLMER FOREST.

After full consideration of the Claims of the Persons having Rights on this Forest, it was thought expedient, by the Commissioners named in His Majesty's Commission for setting out those Inclosures, to limit their amount to 1,700 Acres; but, after they had been set out, measured, and mapped, it was intimated to us by the Parties whose interests would be affected by the measure, that they were desirous of completely separating their Rights from those of the Crown, and of applying to Parliament for an Act to divide and inclose the Forest; and finding that they had given the requisite Notices on the subject, we have, at their request, suspended our proceedings under the Act of the 53d of the King until the result of such application shall be ascertained.

If they shall agree to allow such a portion to His Majesty, in Severalty, as we shall think an Equivalent for all His Rights over the Forest, which, though likely to produce other Timber, is not, in general, well adapted for the growth of Oak; it might probably be found advisable to sell the Crown Allotment, and to apply the produce of such sale to the purchase of other Woodlands better calculated for the growth of Oak.

There are in this Forest about 150 Acres of Freehold Land adjoining to the two Keepers' Lodges, part of which has been already planted with such a mixture of Trees as were likely to suit the quality of the soil.

By another Act passed in the same year, cap. 136, for inclosing the Forest of Delamere, in the county of Chester, computed to contain 2,000 Acres, the Commissioners therein named are required, after setting out Roads, Highways, Watering Places for Cattle, &c. to divide the Forest into Two moieties or equal half parts, quantity, quality, and situation being considered, and to allot One of such Moieties or half parts in Severalty to His Majesty, and, out of the remaining moiety, to make a further Allotment to His Majesty of such a portion as shall, in the judgment of the Commissioners, be of the yearly value of £2000; such last-mentioned Allotment to be fenced, subdivided, and drained, and to be appropriated, as an endowment for a Church to be erected thereupon at the expense of the Crown, together with a Parsonage House and suitable Outbuildings.

DELAMERE FOREST.

(124.)

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By

By the above-mentioned Act, the Commissioners were required to make their final Award within three years from the passing thereof; but it having been found necessary to try questions at law respecting Claims on the Forest, and other difficulties having occurred to retard their proceedings, the time for making the final Award was, by a subsequent Act, extended to the 31st of December in the present year. That Award has not yet been made. But the Church Allotment has both set out; and Plans and Estimates for a Church and Parsonage House, as well as for a House to be erected for the residence of a Deputy Surveyor for the said Forest, having been prepared and approved of by the Lords of the Treasury, advertisements have been issued for tenders to erect the same by contract. There have also been set out to His Majesty, by a preliminary Award, about 1,000 Acres in the interior of the Forest, the fencing and planting of which have been commenced, and will be completed during the present season.

PARKBURST FOREST.

By the Act for disafforesting the Forest of Parkhurst, in the county of Southampton, and for inclosing the open and commonable Lands within the said Forest, also passed in the 5th of the King, cap. 171. the Commissioners were required, in the first place, to allot to His Majesty 415 Acres which had been formerly inclosed, and were not subject to rights of common; and after making provision for roads, and for the expences of carrying the Act into execution, to allot to the King One-third part, in value, of the remainder of the open Forest, out of which Allotment compensation was required to be made, by Referees named in the Act, to Viscount Fitz-Harris, in respect of Rights to which he was entitled over the Forest, as Warden thereof, or as Governor of the Isle of Wight. It was also provided, that certain Pieces of Land, formerly part of the Waste of the Forest, containing 152 Acres, which had been used by the Barrack Department, and for the purposes of a Military Depot, and a further Piece adjoining to the Barracks, which was deemed particularly convenient for His Majesty's service, and containing 250 Acres, should form part of the Allotment to His Majesty. The Forest was found to contain 2,508 Acres, and, after deducting therefrom the 415 Acres above mentioned, belonging to the Crown in Severalty, and the Lands sold for defraying the expences of the Act, the Allotment to His Majesty out of the Residue amounted to 608 Acres; of this quantity about 400 Acres are to be reserved for Military purposes, leaving the remaining 208 Acres of the Waste, and the 415 Acres which were deemed Freehold, to be appropriated for the growth of Timber.

In addition to these Allotments, two adjoining Tracts of Land, one containing 200 Acres, which had been allotted to the Lords of the Manor of Alvington, and the other containing 78 Acres, which had been allotted to the Guardians of the Poor of the Isle of Wight, have been purchased under the authority vested in the Lords of the Treasury by the 5th section of the Act, and laid to the Crown Allotment for Timber. The erection of the fences for the whole will be completed, and a considerable part planted, during the present season.

The Compensation made to Lord Fitz-Harris has been settled at £200 a year, to which he will be entitled during his life; but from and after his decease, or surrender of his office, the Allotment for which that compensation is made becomes vested in His Majesty.

In all the Acts of Parliament above referred to, provisions have been introduced, that the Lands to be allotted to His Majesty by virtue thereof (except the Allotment for the Church in Delamere Forest, and that for Military purposes in Parkhurst Forest)

Forest) shall be set apart as Nurseries for Wood and Timber only, and for no other use or purpose.

By a Clause introduced into an Act, also passed in the 32d of the King, cap. 161, power was given to lay out in the purchase of Land fit for the growth of Timber, the Consideration received from the Earl of Westmoreland, for the Grant to his Lordship of the Interest of the Crown over part of Rockingham Forest, and which had been vested in the purchase of £17,367. s. 8. Consolidated 3 per Cent. Annuities, and also any sums which should be received from the Trustees of the Marquis of Exeter, the Earl of Upper Ossory, and Mr. Finch Hatton, for similar Grants of the Rights of the Crown over other parts of that Forest.

ROCKINGHAM
FOREST.

The Grant to the Trustees of Lord Exeter has since been made, and £1,556. 4. 3. the sum ultimately settled to be paid by them, as mentioned in our First Triennial Report, has been received.

The decision of the Arbitrators, mutually named between us and Lord Ossory, was, that the sum to be paid by his Lordship should be £1,968. 10. 1. and the same having been paid accordingly, that Grant has also been completed.

Vide First
Triennial Report,
Page 27.

These several sums of Money, together with certain other Sums arisen from the sale of Forestal Rights belonging to His Majesty, and of small parcels of Land in some of the Royal Forests, or from Manorial Rights, Quit Rents, or Lands belonging to the Crown, authorized to be sold under the Act of 48 Geo. III. cap. 72. have been carried to an Account raised in the Books of the Governor and Company of the Bank of England, intitled "The Account of the Commissioners of Woods, Forests, and Land Revenues, being the Navy Timber Nursery Fund;" as prescribed by the Act of the 54th of the King, cap. 70. The Money carried to this Account has been applied, under the authority of the Lords of the Treasury, in the purchase of Lands, the property of Individuals, fit for the growth of Timber, or in the purchase of Rights of Individuals over Lands of that description already belonging to the Crown, and where the Reversion of such Rights was vested in His Majesty.

A Schedule of the Purchases which have been made, and of the Prices paid for the same, is contained in the Appendix to this Report.

Appendix, No. 12.

In the year 1817, after a very long negotiation and much discussion, both personally and in writing, with the Proprietors of Land in and adjoining to Windsor Forest, and with the Representatives in Parliament for the County of Berks on their behalf, an Act passed (53d Geo. III. cap. 148,) for vesting in His Majesty, in Severalty, certain parts of that Forest, and for inclosing the same; by which the Commissioners therein named on the part of His Majesty, and of the Owners and Proprietors of Estates, are required to allot to His Majesty, in satisfaction of His Forestal Rights, Nine 32d parts of the Waste Lands within the Forest, and to make a further Allotment of Two other 32d parts, within the Parishes and Liberties in which His Majesty, either in right of His Crown, or in His individual capacity, is interested as Lord of the Manor; and also to allot to His Majesty so much of the Waste as should be a fair compensation, in respect of any Freehold Property belonging to the Crown, having or exercising a Right of Common in and over that Forest.

WINDSOR FOREST.

The

The Commissioners have, we are informed, made considerable progress in the execution of the Act; but not having prepared their Award, we cannot yet state what number of Acres will be obtained in compensation for each of the respective Rights above mentioned.

Sundry small Allotments have, however, been already set out and sold, to raise Money for the purpose of carrying the Act into execution, and further Sales on that account to a very considerable extent will be necessary; so, in addition to the ordinary Charges incident to most Inclosure Acts for Commissioners and Surveyors, and for making Roads and Fences, there have been in the present instance very considerable Compensations awarded to the Lieutenant or Lord Warden, and other Officers of the Forest, in consideration of their several Offices being abolished.

After Provision shall have been made for all these Charges, by further Sales, there must still remain a very extensive Tract of Land, the absolute property of the Crown. One part of this Property will be applicable, as was intended and is expressed in the Act of Parliament, to the extension of Windsor Great Park. There is another part adjoining to the Royal Military College at Sandhurst, and to the Allotment to which that Establishment will be entitled, in virtue of the Estate already belonging to the Trustees of the College, which has, on former occasions, been used for Camps of instruction and evolution in time of peace, and which, it has been stated to us, it will be highly desirable to reserve in its present state; as we have been informed, that its vicinity to the College, should it hereafter be judged proper to form such Camps, will be highly useful to the successful prosecution of the system of Military Studies established there. The Ground, from its formation and local advantages, we are given to understand, is particularly well adapted for the formation of such Camps; whilst, from the quality of the soil, which is ill suited either for tillage or the growth of oak timber, this mode of occasional appropriation will be attended with no detriment, either to its present value, as Pasture, in a state of Waste, or to the increase of Navy Timber within the Royal Forests. But, after providing for this object, as well as for the augmentation of the Great Park, we trust that there will still remain a large quantity of Land to be reserved for the growth of Navy Timber, for which the parts of the Forest nearest the Great Park are peculiarly calculated.

The time limited for cutting down the Timber belonging to His Majesty, on those parts which may be allotted to private Proprietors, was two years from the passing of the Act; but it having been found that the Allotments could not be ascertained within that period, the time for cutting down the Trees was extended by an Act of the last Session of Parliament, (55 Geo. III. cap. 122,) to 12 months after the making of the Award of the Commissioners, which by the same Act was required to be completed before the 28th day of June in the present year.

The Act of the 53d provided for the trial by Issues at Law of two very important Questions affecting the Interest of the Crown in this Forest; namely, a Claim by the Marquis of Downshire, that the Manor and Parish of East Hampstead, which are co-extensive, are exempt from the Laws of the Forest, and that His Majesty was not entitled to any Allotment within that Parish in respect of His Forestal Rights; and a similar Claim by Mr. Herlidge, as to the Manor and Parish of Sandhurst. Both these Questions have been tried; and, in the Case of that of the Marquis of Downshire, a Verdict was found for the Crown, subject to the opinion of the Court of King's Bench on the Documentary Evidence produced at the Trial. That opinion has not yet been obtained, and therefore no part of the Waste of the Parish of East Hampstead, consisting about 3,000 Acres, has hitherto been allotted by the Commissioners. In the Case of the Manor of Sandhurst, the Waste of which contained 3,153 Acres, the decision has also been in favour of the

Crown,

Crows, subject to a Compensation out of the Crown Allotment to Mr. Hervey's, for a Right established by him of cutting and selling Turves. The amount of this Compensation has been settled, by the Award of a Referee named by the Court, at Three sixty-fourth parts of the said Waste, or about 150 Acres.

In Whichwood Forest, three Coppices, containing together 503 Acres, have been filled up, since the date of our last Report, with Oak Plants, of such an age as are likely, from the size at which they were put in, to become, by their subsequent growth, before the expiration of the nine years, during which period the Coppices remain inclosed, beyond the reach of deer or cattle, and consequently out of danger of being browsed by them; and the same course has been adopted in 11 Coppices, containing together 841 Acres, in Whitewood and Salcey Forests.

WHICHWOOD,
WHITEWOOD,
AND
SALCEY FORESTS.

In these cases, as well as in that of Dean Forest above mentioned, this Plan of transplanting Oaks of a considerable height promises to be attended with great success; and though it would never be advisable to resort to such a method in making extensive Plantations, which could be kept inclosed for an indefinite length of time, it is of great consequence to have ascertained that it will succeed in cases like the present, where no other method of raising a succession of timber could be adopted.

In our First Report we mentioned, that we had directed a Survey to be made of the Forest of Exmoor, in the Counties of Somerset and Devon, and that we had particularly desired the Surveyors to report their opinion, whether there were any considerable Tracts of Land within that extensive Waste (computed to contain 22,400 Acres) which in their judgment might be fit for the growth of Oak Timber.

EXMOOR FOREST.

The substance of the Opinions which were received in answer to those Instructions will be found in our Report to the Lords of the Treasury upon the Memorials of Sir Thomas Dyke Acland, the former Lessee, praying that a further Grant or Lease might be made to him of that Forest; or that he might be allowed to treat for the purchase of the Inheritance in Fee: a Copy of which Report is inserted in the Appendix.

Appendix, No. 31.

Instead of adopting either of these methods for the future disposal of this Property, we were desired by their Lordships to negotiate with the Parties having or claiming Rights on the Forest, with a view to procuring an Act for the Division and Inclosure thereof, stipulating for an adequate Allotment to the Crown in Severalty, in lieu of all His Majesty's Rights and Interests.

We accordingly proposed terms to the several Noblemen and Gentlemen principally interested in the measure, which were afterwards taken into consideration at a Meeting at South Molton; when, after considerable negotiation and discussion, it was agreed that a Bill should be brought into Parliament, appointing Commissioners to survey and value the Forest, and that such Commissioners, after setting out Lands for repair of Roads, and Watering Places for Cattle, should allot to His Majesty such portion of the Forest as should be equal in value to Twelve and parts of the whole; and to Sir Thomas Acland (who had satisfactorily made out his Claim to the Tithes) 1-8th in lieu of Tithes, leaving the remainder to be allotted to the Owners of the Estates having Rights over the Forest.

An Act, to the above effect, passed in the last Session (cap. 138,) and, under the authority thereof, such progress has been made in the Survey of the Forest as, we

are informed, will enable the Commissioners to set out the Allotments to His Majesty, and to the Title Owner, in the course of the ensuing Summer.

According to the Reports of the different Surveyors who have viewed this Forest, there are extensive Tracts of Land therein, which, in their judgment, might be advantageously planted with Oak and other Forest Trees. If, after the Crown Allotment shall be set out, it shall be found, on a more careful investigation, to include any large Tracts of Land of this description, we shall propose that they should be reserved for the growth of Timber, and planted and inclosed, in the same manner as has been done with respect to other Lands acquired, in Severalty, from the Royal Forests above mentioned.

BECKNOCK FOREST.

According to the intention mentioned in our First Report, we were about to proceed, under the authority of the Act of the 48th of the King, cap. 73, to take measures for selling by auction the entire Interest of the Crown over the Great Forest of Becknock; and, with that view, we had caused the same to be divided into 7 Lots, which were set out and measured by Mr. Haffall, an eminent Land Surveyor in that part of the country; but finding that a great impediment to the Sale would arise in consequence of a Claim set up by the Homagers to depasture an unlimited number of Cattle on the Forest, we thought it expedient to suspend our proceedings until the question involved in that Claim could be determined by an Issue at Law.

An Information in the Court of Exchequer was accordingly filed, upon which the Parties very soon relinquished their Claim to the extent above mentioned, and agreed to confine it to the Right to depasture so many Cattle as they could maintain, in winter, on the lands in their respective occupations.

After this important point was settled, it was deemed, on full consideration of all the circumstances of this Forest, that instead of selling the Rights of the Crown, subject to the Claims of the Commoners, limited and defined as they were to the extent above mentioned, it would be more advisable to adopt the course followed with respect to Exmoor Forest, and to separate entirely, under the Authority of an Act of Parliament, the Rights and Interests of His Majesty from those of the Freeholders and Commoners.

For this purpose, an Act was passed in the last Session (cap. 192,) by which so much of the Act of the 48th of the King as related to the Sale of the Interest of the Crown over this Forest was repealed, and Commissioners were appointed for dividing and allocating the Forest, who are required, after setting out Allotments for Repairs of Roads, Watering Places for Cattle, Places for public Limestone Quarries, to be sold for Payment of Expenses, and, in lieu of Tithes, to allot to His Majesty one full Moiety of all the residue of the Forest. In this Act, and in that for the division and inclosure of Exmoor Forest, provisions are contained for authorizing the Sale of the Allotments which, by virtue thereof, shall be made to His Majesty, and to place the Produce of such Sale to the Account, at the Bank, standing in the name of "The Commissioners of His Majesty's Woods, Forests, and Land Revenues, being the Woods and Forests Fund." If, therefore, it shall be found inexpedient, after a due enquiry and investigation, to retain any portions of either of those Forests for the purposes of planting, the produce of such Sales may be employed in the purchase of Woodlands more conveniently situated, and better calculated for that object.

WALTHAM
AND
SHERWOOD
FORESTS.

The above Enumeration comprises all the Royal Forests under our management, excepting Waltham, or Hainault Forest, in the county of Essex, and Sherwood Forest, in the county of Nottingham; towards the improvement of which, though both well calculated for the growth of Timber, no material arrangements have been made.

In consequence of the steps which have been taken in the other Forests since the passing of the Declaratory Act of the 48th George III. above 25,000 Acres of Land then lying waste, and yielding no other profit to His Majesty than what might arise from the growth of the few Trees which might naturally spring up, have already been acquired for the cultivation of Navy Timber, exclusive of what may be obtained from Windsor Forest, or from the two Forests last mentioned, and without reckoning upon any parts of Exmoor or Brecon Forests.

The whole quantity of Land now appropriated to the growth of Navy Timber, including the Purchases made, the Freehold Woodlands of the Crown, and the portion of Needwood Forest reserved, appears to be about 38,000 Acres; to which there will be to be added what may be obtained from the Forests above named, and such further portions of Dean and New Forests as may be inclosed, when any of the present Plantations shall be of a sufficient height and growth to be thrown open.

Vide First
Triennial Report.

According to the Statement contained in our former Report, 100,000 Acres would be required to furnish such a supply of Timber as would maintain the Navy upon its present scale; of which it was reckoned that about 60,000 Acres might be obtained from all the Royal Forests.

Towards making up the deficiency of 40,000 Acres, no method appears to us to be so defensible as that of purchasing all such Woodlands, or Lands well adapted for the growth of Oak Timber, as may be offered for sale, adjoining to or situated near any of the Royal Forests; provided such purchases can be made on fair terms. Our reason for recommending that these Purchases should be limited to Lands lying very near or adjoining to the Royal Forests, or to such other Plantations and Inclosures, appropriated for the cultivation and growth of Timber, as may now belong to the Crown, is, that such Purchases may be placed under the superintendence and management of our local Officers already in charge of those Plantations, without bringing upon the Public the expense of an increased establishment. If Purchases can be made of Estates so situated, and already containing Plantations of different sizes and ages, they will contribute to provide for the deficiency which must arise in the supply of the Navy from the present exhausted state of nearly all the Royal Forests, during the long period which must elapse before the time when the new Plantations lately made under our directions shall have arrived at maturity.

To provide the Funds necessary for making such Purchases, we think that, in addition to the existing powers of Sale under the different Forest and Land Revenue Acts, authority should be given to the Department of the Land Revenue, with the sanction of the Lords of the Treasury, to sell other Property of the Crown, selecting for such Sales whatever Estates may be found upon examination to be detached and distant from the more valuable portions of the Possessions of His Majesty, and from these or other circumstances to be least capable of improvement; and also parcels of Estates which may be divided by or intermixed with other Properties, so as to be of inconvenient or expensive management to the Tenants of the Crown.

As the present condition of the Plantations hitherto executed is such as to enable us to state the Results of the different Modes of PLANTING which have been adopted, we think it may be generally useful, and important for the information of those who may have to direct and superintend future Plantations, either for the Public or on account of individuals, if carried on upon a great scale, to mention shortly the steps which have been taken, and the different success which has attended them.

It was stated in the Appendix to our First Report, that the general principle of the plan adopted for the Plantations first set out in Dean and New Forests was, to plant an intermixture of Acorns and Oak Plants, with a very small proportion of Spanish Chestnuts, so that, if either the Acorns or Plants should succeed, a sufficient number of young Oaks might be expected; and to plant no Trees of any other sort, except in spots where it should be thought that Oaks would not grow, and which it might be necessary to include, in order to avoid the Expence of circuitous fencing, or for shelter in high and exposed situations.

For the first two seasons after the new Plantations were commenced, no material deviation from this plan took place; but it was found, on frequent inspection of the Inclosures planted in this manner, that either from the destruction by birds and vermin, or from their being overgrown by the surrounding high grass and fern, or other causes, nearly the whole of the Acorns which were planted had failed; although in many places they had sprung up and looked very favourable during the first year. In the second, their general appearance was less healthy, and after that period very few were found to have survived. Seedling Oaks of one or two years growth were afterwards substituted for the Acorns; and in those places where the soil consists for the most part of loam, this plan has been attended with much better success than the planting with Acorns; but in the strong tenacious clay, a species of soil well adapted to the growth of Oak, and of which the soil of a great part of our Plantations consists, the Seedling Plants have also in many instances failed. In all cases, however, where Plants which had been previously transplanted from the Seed Bed, and kept in the Nursery from three to four years, have been made use of, a more complete success has attended our operations, and has fully justified us in recommending this mode in preference to other methods which have hitherto been tried.

In Plantations undertaken upon a smaller scale, where the Ground can be properly prepared by trenching or ploughing, and the young Plants can be kept free from furze, grass, and weeds, for the first few years, there is no doubt that either Acorns or Seedling Plants may be advantageously planted, and that their growth will be more rapid than in Plantations not possessing these advantages. Without calling in question, therefore, the soundness or validity of the numerous opinions in favour of one or the other of those methods, which were communicated to Lord Glenharvie in the answers to his printed Queries, inserted in our First Report, we are persuaded that those opinions had been formed upon a limited and partial experience, and where such a previous preparation of the Land had been resorted to; but in raising Plantations on so extensive a scale as that which has been pursued, and is still in progress, in the Royal Forests, where ploughing is in most instances impracticable, and the expence of trenching would be so great as to render it inexpedient, we are satisfied that vigorous Plants, of from three to five years old, must be looked to as the best means of forming such Plantations. This opinion has been adopted, after the most minute observation of various methods, tried in some instances, in the same Inclosure, and in Soil as nearly as possible of the same quality; and, in others, over extensive tracts of land, including a greater variety of soil, situation, and exposure, than could generally fall under the observation of any private individual.

With

With a view to the adoption of this system of Planting in what remains to be done, extensive Nurseries have been established in the several Forests, which are now abundantly provided with a succession of Plants sufficient to finish all the Inclosures hitherto set out, and to furnish a Stock for supplying any vacancies which, in the course of our future annual inspections, may appear to us to require to be filled up or replanted in consequence of any partial failure.

THE Amount of Expenses actually incurred in clearing the Land from furze and bushes, in forming Nurseries, in fencing, draining, and planting, and in erecting Cottages for the Woodmen, since the year 1808, when the first Inclosures were set out in New Forest, after the passing of the Act of the 48th Geo. III. is as follows :

	£	s.	d.
Dean Forest - - - - -	59,172	5	10
New Forest - - - - -	38,225	15	6
Bere Forest - - - - -	8,578	7	6
Alice Holt Forest - - - - -	6,076	2	5
Whichwood Forest - - - - -	1,338	4	6
Whitewood and Salcey Forests - - - - -	467	10	10
Parkhurst Forest - - - - -	380	0	0
Dehamere Forest - - - - -	3,565	18	4

In the year 1813 our attention was called to the means of improving the DURABILITY of Oak Timber, by a reference to us, from the Lords of the Treasury, of a Communication from the Department of the Admiralty on that important subject.

It had been at all times a prevailing opinion that the quality of Timber felled in winter is better than if cut during the spring or summer, when the sap is in motion ; and experiments, with a view to ascertain the truth of this opinion, in regard to Oak, appear to have been tried, on various occasions, under the direction of the Naval Department of Government ; but partly from the difficulty (incident to the nature of the enquiry) of ascertaining with any degree of accuracy the ultimate result of such Experiments, and still more perhaps from the great loss in the value of the Bark which would be occasioned by felling Oak in winter, the practice had never prevailed to any extent.

With the view of obviating this loss, it was proposed that the Bark should be stripped in the spring from the Trees standing, leaving them to be felled in the ensuing or some subsequent winter ; and after a Correspondence on the subject between this Board and the Boards of Treasury and Admiralty, Copies of which will be found in the Appendix, this Plan has been for the present adopted for all the Timber to be felled in the Royal Forests for the use of the Navy ; and an additional price of Five shillings per Load has been ordered to be paid for all Timber so stripped and felled, in reimbursement to the Funds of this Department of the increased expense which attends this method.

Appendix, No. 52.

According to the plan which had been hitherto pursued, of providing for the Maintenance and Repairs of His Majesty's Lodges and other Buildings in the several Parks and Forests belonging to the Crown, this branch of the Public Service was carried on under our direction and management, and a regular Architect with a Salary was attached to our Office in the Department of Woods for that purpose.

But it could not escape our notice that there existed in that Department no sufficient means, either of determining on the expediency or necessity of the Works which we were frequently called upon to undertake, or of checking the Estimates submitted to us under that head of Charge, and of determining on their fitness and amount; and that we were also unprovided with any adequate assistance or establishment for superintending the proper and economical application of the Funds which we were directed to lay out in pursuance of such Estimates, or to check and audit the details of the Expenditure when it had been incurred.

The Lords of the Treasury, therefore, thought it right, immediately on the establishment of the new Board of Works, to direct, by their Minute of the 10th February 1815, that the control and superintendence of such Alterations and Repairs as may become necessary in future to those Buildings should be undertaken by the Surveyor General of Works; but that the Expence attending them should, nevertheless, still continue to be defrayed out of the Funds under our management. On the other hand, it was determined that the forming, maintaining, and keeping in repair of the Roads and Fences of the several Parks and Forests, and all other matters connected with the soil and inclosure of them, which had hitherto been under the Board of Works, should be transferred to our Department.

By this arrangement, both the expediency of undertaking any Repairs or Alterations in the Buildings within His Majesty's Parks and Forests, and the Responsibility of controlling the execution of Works of this description, have devolved to the superintendence of an Office possessing all the means of performing those duties, with an accuracy of detail, and vigilance of investigation, which their importance seems to require.

As soon as this change was carried into effect, the Office of Architect to the Department of Woods, held jointly by Mr. Nash and Mr. Morgan, was abolished; and the Salary annexed to it has been discontinued.

Office of Woods, &c.
11th March 1816.

W. HUSKISSON. (L. S.)
W^m DACRES ADAMS. (L. S.)
HENRY DAWKINS. (L. S.)

APPENDIX.

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[Note.—In the instances distinguished by an Asterisk (*), in which the former Leases comprised other Tenements or Premises, is inserted in the last Column.]

CLASS I.—Comprising Leases of Lands and

Year of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1814. April 30.	BUCKINGHAMSHIRE. A Messuage and Lands, called <i>Salisbury's Farm</i> , at <i>East Wick</i> .	Thomas Barchard, Esq.	30 years and 100 days, from 1st June 1814.
1814. February 10.	CAMBRIDGESHIRE. The Ground whereon the old Palace at <i>Stammarke</i> formerly stood, with several Tenements thereon, also, the Farms of Palace Land, containing together 94. 12. 370. and a Messuage, called <i>Little Horse Park Lodge</i> , with the Gardens, hedges, and other Buildings thereon situated, near <i>Stammarke</i> .	John Henry Manners, Duke of Rutland	30 years, from 30th April 1814.
1814. January 26.	CHESTER. The Manorial of <i>Buckley</i> , with the Courts and Privileges therein belonging.	William Henry Egerton, Esq.	30 years, from 30th April 1814.
1814. December 2.	CORNWALL. The Manor of <i>Kilham and Estbury</i> , with several Messuages, Lands, and Hereditaments, also, the Manorial of the Hundred of <i>Petrockton</i> , also <i>Petrockton</i> , then Palace, and all Courts therein belonging.	Thomas Brevint, Esq.	27 years and 64 days, from 30th August 1814.
1814. January 14.	CUMBERLAND. The Site of the late Monastery, or Priory, of <i>Lancroft</i> , with several Messuages and Lands therein belonging.	Frederick, Earl of Cullin	30 years and 100 days, from 1st January 1814.
1814. September 30.	FLINTSHIRE. All Mines of Lead, Coal, Copper, and other Minerals, within or under certain Lands (commonly called <i>Trevelan Mines</i>) lying in the Parish of <i>Llanidloes</i> , within the Lordship or Manorial of <i>Proberton</i> .	James How, Esq.	20 years and 100 days, from 1st October 1814.
1814. December 1.	HERTFORDSHIRE. The Manor of <i>Hitchin</i> , with the Courts, Tolls, Profits, and Rights.	Anthony Rhoads, Esq.	27 years and 100 days, from 1st January 1814.

20. 1.

between the time of making, to the Legislature, the First Report, and the time of making the Second Report, the Dates of the said Leases; The Tenements or Hereditaments comprised therein; The Names of the Surveyors employed to survey the same; The Rents reserved; The Fines paid; and upon what other Premises as had been before in Lease, by the last preceding Surveys, or other Accounts; and the same, Class I. Comprising the Leases of such parts of the Premises as had been before in Lease:—

Hereditaments besides those contained in the new Leases, a proportionable part of the former annual Values, Rents, and Fines Columns of this Schedule.]

Hereditaments which had been before in Lease.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per Survey on Oak.	Rents reserved in New Leases.	Fines paid for the same.	Other Considerations for NEW LEASES.	Annual Value per last preceding Survey, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
100 — —	100 12 9	— — —	{ Given in the last of the preceding Surveys, &c. } Bare	100 — —	12 1 3	100 — —
100 11 —	100 11 6	— — —	{ The Refutation of the Standing of the Condition, for the use of His Majesty, His Heirs and Successors, when and as often as His Majesty, His Heirs and Successors, or any of them, shall be in Possession, use, the Refutation of the Force thereof, with the Appurtenances, two or less in the occupation of the Keeper of His Majesty's Running Woods. } — — — — —	100 — —	10 12 4	100 — —
1 10 —	1 10 —	— — —	— — — — —	— — —	1 10 —	—
100 12 11	100 12 11	— — —	— — — — —	100 12 11	12 11 1	100 12 11
100 1 11	100 1 11	— — —	— — — — —	100 1 11	11 — —	100 1 11
100 1 11	100 1 11	— — —	{ The Letter to lay out such sums in the erection of Engines, and other necessary Machinery, as, in the opinion of a competent Minister of State, shall be requisite for the proper working of the Mines (under a Penalty of £4,000). } — — — — —	100 1 11	1 11 — and 1 11 — per Ton for Lead Ore, — 12 — per Ton for Copper Ore, and 1/2d part of all other Minerals.	100 1 11
100 4 11	100 4 11	— — —	— — — — —	100 4 11	4 11 1	100 4 11

ordinaments, which had been before in Lease—continued.

No. 1.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per Survey in Cash.	Rents referred to New Leases.	Fines paid for the same.	Other Conditions for the NEW LEASES.	Annual Value, per last preceding Survey, &c.	Rents referred to last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
1246 — —	60 1 9	—	The Surrender of the preceding Lease held for the Lives of Earl Leinster and General Leinster, the relinquishment of a Clause to a Sum of £100. 10. 10. found due for Money expended on the Inclosure of the Estate, and a Repayment of the Leinster Bank rent, in payment of their Rent, have any Allowance for Land Tax.	454 14 3	62 28 4	120 — —
—	14 3 4	—		—	—	—
431 — —	406 17 —	—		144 1 7	13 — 10	714 — —
Not ascertainable	and a Money of the clear Surplus of the Rates as Rates to be retained for the ensuing Stage and Vintage, after deducting the cost of Drains, and the annual Expenses of maintaining the same.	—	The Surrender of the said Lease, and in lieu hereof the said Clause, all full and Sufficient for full and Sufficient, as all necessary for the ensuing Stage of War grants, on receiving 24 hours previous notice. The Surrender was accepted, and the new Grant made, by which the the Produce of the Rates or Duties of 10d. per acre per week, estimated by the former Grant, was found, in receipt, very inadequate to the same hereabout, during the term granted, of the changes of making, laying down, and maintaining the Channel.	Not ascertainable	1 — — and a Money, &c. as in the previous new Lease	—
26 8 7½	104 17 0 106 4 6	—	—	64 13 3	— 3 10	—
122 19 9	600 — —	—	£200 to be expended by the Leinster or Representative and Building, whereof the sum of £141 10 is to be allowed to him by the Crown, upon completing the same.	183 20 0	13 11 9	100 — —
1202 4 3	1,172 — 1	—	The Fine on Admission to Copyhold Tenements held of these Manors (estimated at the yearly sum of £119. 17. 9) to be collected by the Leinster, and accounted for before the Auditor, and the Net Produce to be paid to the Receiver of the Land Revenue.	107 7 1½	17 17 11 17 17 11	1,680 — —
101 4 —	116 8 7	—	—	41 — —	15 4 —	80 — —
10 — —	134 10 —	—	The Expense of providing the Force of Thompson Court Park, including the Proceeds, by Guard Poles, whereas the last Force had become expended on repairs, from whatever cause, during the term.	60 — —	7 10 —	140 — —

(continued)

No. 1.

CLASS L.—Comprising Leases of Lands in

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERM.
NORFOLK.			
1814. October 1.	The Site of the Manor of Wolf Wharm, and all Lands thereto belonging.	Elizabeth Clark, Wm. and Robert Adcock, (Executors of Wm. Clark, deceased)	31 years, from 12th October 1814.
NOTTINGHAMSHIRE.			
1817. Nov. 29.	The Manor of Newark, and several Messuages and Lands thereto belonging.	Henry Pelham, Duke of Newcastle	20 years, from 26th April 1817.
	And, Several Cloths of Land, Parcel of the Manor, and formerly in lease to Thomas Hume		
SURREY.			
1810. April 25.	The Manor of East Molesey, with several Lands and Hereditaments thereto belonging.	Mr. Thomas Barker, Esq. and Sir Benjamin Hickson, Bart. Executors of the late Thomas Barker, Esq.	30 years and 121 days from 1st June 1810.
1812. June 19.	The Manor of Chertsey, also Chertsey Rectory, and Hardswick, also Hardswick, with the Rectory thereof, and several Dissolved Lands and new Allotments thereto belonging.	His Royal Highness Frederick Duke of York	31 years, from 12th October 1812.
	And Also, the Hundred or Half Hundred of Godley, with the Curson and Prebend thereof		
1813. January 25.	A Messuage and Lands, called Winterbrook Farm, in the Parish of Elton	George Burdett, Esq.	25 years and 145 days from 1st May 1813.
TORKSHIRE.			
1813. August 4.	The Manor or reputed Manor of Northfield, consisting of several Farms and Lands within the Parish of Rydbury, near Southworth	Richard Lowndes, Esq.	27 years and 125 days, from 1st November 1813.
1814. March 7.	A Messuage and Lands in Rydbury, in the Parish of Wighay	Robert Wright, Esq.	25 years and 145 days, from 12th May 1814.
1815. March 29.	The Manor of Ayselworth, also Ayselworth, with the Curson and Prebend thereof, Messuages, and several other Hereditaments thereto belonging.	Thomas Philip, Lord Greenhow	25 years and 37 days, from 1st July 1815.
—	The Manor of Hutton, and several Lands within the same, in Gillingham	John Robinson, Esq.	21 years, from 26th April 1815.
April 1.	A Messuage and Lands, called Gillyhill Heath Farm, within the said Manor of Hutton	George Adam Adcock, Esq.	The Site now

Settlements which had been before in Lease—continued.

No. 1.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per acre, as Valued.	Rent referred to New Leases.	Fine paid for the Term.	Other Considerations for NEW LEASES.	Annual Value per lot, according to Survey, &c.	Rent referred to old Leases.	Fine paid for old Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
101 — —	115 6 6	— — —	— — — — —	100 17 6	11 6 8	600 — —
102 19 4	1,045 1 —	1,257 — —	— — — — —	<div>415 11 12</div> <div>18 — —</div> <div>5</div>	<div><div>18 1 4</div><div>16 4 4</div><div>40 — —</div></div> <div>1 2 —</div>	<div>100 — —</div> <div>11 — —</div> <div>—</div>
103 — —	371 16 —	— — —	— — — — —	103 10 12	18 1 6	400 — —
104 19 4	1,771 11 —	— — —	— — — — —	1,000 18 11	611 12 1	1,004 — —
NOTE.—The lot Leases of the above included some other Premises, which have been recently sold under Sale, embracing each Sale, for the purposes of the above listed Annual Value, Rent, and Fine, applicable to these Premises, cannot be ascertained.						
105 — —	34 1 —	— — —	— — — — —	30 — —	6 7 —	100 — —
106 11 —	1,000 — —	— — —	— — — — —	360 7 4	11 7 4	100 — —
107 8 2	127 7 —	— — —	— — — — —	12 10 —	5 12 6	30 — —
108 12 10	<div>£210 12 10 and 12s. per acre for Land Chase, and 12s. per of all other Chase.</div>	— — —	— — — — —	<div>£100 — — includes the Money which was unknown.</div>	<div>— 10 — and 12s. per acre for Land Chase, and 12s. per of all other Chase.</div>	—
109 18 6	127 7 —	— — —	— — — — —	12 12 —	5 12 6	300 — —
110 16 8	111 10 7	— — —	— — — — —	— — —	— — —	— — —
111 10 10	1,147 1 4 10	1,257 — —	— — — — —	1,147 1 4 10	101 19 4	10,000 0 0

No. 1.

Class II.—Comprising Leases of Lands.

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERM.
NORFOLK.			
1786. February 12.	All Tithes (except Tithes of Corn and Grass) within the Parishes of Swanton, adjacent to Swanton Ferry.	Rev. Henry Ballantine	31 years from 24th July 1812
October 4.	Several Parcels of Land in Marshland Fen, in the Parishes of Bawburgh, West Walsingham, Walsingham, and Thorney All Saints, being the Allotments awarded to His Majesty, under the Marshland Enclosure and Marshland Fen Inclosure Act, 24 Geo. III.	Thomas Ross	25 years from 15th October 1812
SURREY.			
1812. January 2.	A House, called Try's Lodge (formerly a Keeper's Cottage), with the Office and Gardens thereon belonging; and Seven Acres and Allotments of Land (some adjoining, some in the vicinity, &c. &c., &c., &c., &c.) being part of the Great Chertsey or Wotton, within the Manor of Chertsey Rectory.	Thomas, Lord Grosvenor (Duke of Westminster)	31 years from the date

Appendix, No. 2.

REPORT of the Commissioners of Woods, Mr. proposing that the Woodlands belonging to the Crown Estate in Gillingham, in the County of Kent, should be referred out of any new Lease of that Estate, and that they should be authorized to treat for the immediate Surrender of the remaining interests therein under the existing Crown Lease thereof, and that the same should be appropriated to the Growth of Navy Timber; and Treasury Letter assenting thereto.

Mr. Loxia,

Office of Woods, &c. 16th September 1817.

HAVING had under our consideration the Memorial of Malton Larchard, Esq. referred to us by your Lordships' commands, in Mr. Hartill's letter of the 21st August 1810, praying for a renewal of his Lease of the Estates belonging to His Majesty, at Gillingham, in the County of Kent, we find, that part of that Estate consists of Woodlands, containing about 180 acres, much the greater portion of which Woodlands is adapted for the growth of Oak, and the whole within about three miles of the Dock-yard at Chatham. Under these most favourable circumstances, we beg leave to propose, That the said Woodlands should be referred out of any new Lease to be granted of the said Estate, and put under the management of our Board, in our Department of Woods and Forests; and as there are between three and four years still to run of the existing Lease, and it is of importance that the cultivation of all the Government Nurseries for Navy Timber should not be further delayed as possible, we further recommend, That we may be authorized to treat with Mr. Larchard, according to what was done in the Cases of Whitstead in Gloucestershire, and of Eatham in Kent, for the Surrender of his remaining interest in the Woodlands in question, either as a separate transaction, or as part of the Arrangement to be made with him for the renewal of his Lease of the rest of the Estate.

We are, my Lords,

Your Lordships very humble Servants,

GLENNERVIE
W. D. ADAMS.To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.

Hereditaments which had not been before in Lease.

No. 1.

Annual Value per Survey, as Oak.	Rents reserved to the Crown.	Timber for the Crown.	Other CONSIDERATIONS for the LEASE.
£ s. d.	£ s. d.	£ s. d.	
176 12 6	— 10 — and one Moiety of the clear Yearly Produce of the Promises, to be accounted for and paid to the Crown from the clear Gross being of Sixteen Penny Perpetual Cottage.	— — —	The price and contents of the Lease, in alienating the Title of the Crown to the Promises.
176 15 —	172 — —	— 4 —	Also, at the least, to be expended in erecting a substantial double Cottage, with a Garrey, Bath, and other proper Offices, valued the Sum of £200, as addition to the Sum of £50, heretofore contract as before Proviso of the Promises, to be bestowed by the Crown, upon the lease being completed; also, to plant at least Eight Acres of the Land with Ash, Fir, and other Forest Trees, for which an Allowance is to be made, to the Lessee, in the improvement of the Trees and the expense of clearing the Allowance two hundred Pounds, by proper Trustees from eight to ten feet wide, and of erecting proper Gates, Fences, and Walls, for the Enclosure thereof.
12 — —	12 — —	— — —	Note.—The Whole of the Crown's Interest in these Promises has been sold to Herbert Taylor, Esq. Vide Schedule of Sales, No. 2, in this Appendix.
206 27 6	226 15 —	— — —	

Appendix, No. 2.

MR LORD, AND GENTLEMEN,

HAVING laid before the Lords Commissioners of His Majesty's Treasury, your Report of the 16th Instant on the Memorial of Maken Lambert, Esq. praying for a renewal of his Lease of the Estate belonging to His Majesty, at Gillingham, in Kent, wherein you state, that the same consists partly in Woodlands, containing about 185 acres, admirably suited for the growth of Oak, and proposing that they should be reserved out of any new Lease to be granted of the said Estate, and put under the Management of your Board, and recommending (as there are between three and four years still to run of the existing Lease, and it is of importance that the cultivation of all the Government Nurseries for Navy Timber should suffer as little delay as possible,) that you should be authorized to treat with Mr. Lambert for the present Surrender of his remaining Interest in the Woodlands in question, either as a separate transaction, or as part of the arrangement to be made with him for the renewal of his Lease of the rest of the Estate, I am commanded by their Lordships to acquaint you, that they are pleased to approve of your treating with Mr. Lambert for the object suggested by you, and in such manner as may seem to you most eligible.

I am,

My Lord, and Gentlemen,
Your most obedient Servant,

Treasury Chambers,
20 September 1812.

The Commissioners of Woods, &c.

R^d Whitton.

Appendix,

A SCHEDULE of all LEASES of Messuages or Tenements, and Curtilages, belonging to the Crown, and of making the Second Report, of the Commissioners of His Majesty's Woods, Forests, and Land Revenues, of the Leases granted; The annual Value of the Premises, as returned on oath, by the Lessees; and upon what other Considerations such Leases, respectively, have been made:—by the last preceding Surveys, or other Accounts; and the Rents reserved, and Fines paid, for the same Premises as had been before in Lease:—CLASS II. Comprising the Leases of such Parts thereof as are not included in Class I.

[Note.—In the list above distinguished by an Asterisk (*), in which the former Louisa compiled other Houses and is inserted in the left Thru

Class L—Comprising *Leides* of *Mollusca* or

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERM.
BUCKINGHAMSHIRE.			
1814. May 2.	A Mortgage, called The Cheshamster Inn, and about 100 Acres of Land, in Essex.	The Provost and Fellows of Eton College.	40 years and 25 days, from 1 st July August 1828.
ESSEX.			
1814. March 22.	A Mortgage, called Waltham House, and about 10 Acres of Land at East Layton.	Robert Williams, William Williams, and Thomas Lane, (Executors of Robert Williams, Esq. deceased).	51 years and 270 days, from 21 st October 1819.
MIDDLESEX.			
1812. November 30.	Two Mortgages on the North Side of Marble-arch.	Thomas Milbourne Bantler, Esq. Clerk, as the Representative of Thomas Bantler, Esq.	40 years and 97 days, from 21 st July 1819.
1811. March 3.	Two Mortgages in Duke-street, Westminster.	Lord Viscount Palmerston, His Majesty's Secretary at War, at the Westminster of the Right Honourable George Lord Grosvenor, commonly called Lord Grosvenor, formerly Secretary at War, (in Trust for the use of the Public).	51 years, from 21 st April 1819.
April 14.	Two Mortgages on the South Side of Marylebone-street.	Alexander Macdonald.	30 years, from 20 th October 1809.
June 28.	Ground, on the East Side of Saint James's Park, adjoining to Houses on Duke-street, Westminster, with boundary Rivers and Effluents thereof on each Side.	General Felix Buckley.	40 years, from 21 st April 1796.
—	A Mortgage, on the South Side of New Street, Spring-garden.	Four William Baker, Esq.	40 years and 113 days, from 1 st July June 1846.
—	A Mortgage on the North Side of New-street, Spring-garden.	James Macdonald, Esq.	Part of the Premises for 50 days, from 15 th February 1828, and the whole for 40 years, from 21 st April 1828.
—	A Mortgage in Market-Street, Saint James's; and a Mortgage behind the same, in Black Street-court.	Mary Elizabeth Lamballe, Widow.	30 years, from 21 st April 1821.

No. 3.

The Crown, granted between the time of making, to the Legislature, the First Report, and the time Revenues; Showing, The Dates of the said Leases; The Premises comprised therein; The Names of Surveyors employed to survey the same; The Rents reserved; The Fines paid; The Insurances to be made And showing also, The annual Value of such Parts of the Premises as had been before in Lease, preceding Leases thereof.—In TWO CLASSES; viz. Class I. Comprising the Leases of such Parts of as had not been before in Lease.

Grounds before those comprised in the new Leases, a proportionable part of the former annual Values, Rents, and Fines, Columns of this Schedule.]

Tenements, which had been before in Lease.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveyor in Cash.	Rents reserved in New Leases.	Fines paid for the same.	Insurance to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per lot preceding Surveyor, &c.	Rents reserved in last Lease.	Fines paid for last Lease.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
116 — —	104 4 —	101 — —	— — —	£150 Repairs — —	20 — —	4 3 —	100 — —
117 — —	100 10 —	— — —	1,400 — —	{ £ 4,800 to be expended in building a new House upon the Premises — — }	207 14 —	15 4 3	113 11 —
118 — —	111 15 —	1,030 — —	1,800 — —	£150 Repairs — —	176 — —	15 10 —	140 — —
119 — —	106 9 —	101 — —	1,500 — —	£150 Repairs — —	217 10 —	10 7 — 4 — —	118 11 —
120 — —	91 5 —	— — —	1,200 — —	{ Part to replace the Premises at any time — — }	40 — —	3 3 4	110 — —
121 10 —	26 12 4	— — —	— — —	— — — — —	14 12 4	{ 9 12 4 and — 5 8 }	10 — —
122 — —	107 12 4	101 — —	1,000 — —	— — — — —	20 12 9	14 9 1	17 6 8
123 — —	1 14 3 from 18th Feb 1811 to 17th April 1811; and 18 1 6 afterwards.	101 — —	1,500 — —	£150 Repairs — —	20 17 10	3 12 2	45 10 —
124 10 —	16 11 —	101 — —	1,100 — —	£100 Repairs — —	26 10 9	3 16 4	15 11 9
(124.)				Q			(continued)

No. 3.

CLASS L—Comprising Leases of Messuages or

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1814. June 24.	MIDDLESEX—continued.		
	A Piece of Ground on the Southside of High Holborn, whereon three old Houses lately stood	" " " "	" " " "
	And,		80 years, from 24th April 1815
	A Piece of Ground on the South Side of High Holborn, and East end of Broad-Street St. Giles's, whereon one old House lately stood	" " " "	" " " "
	And,		
	Two Pieces of Ground on the South Side of High Holborn, and one Piece on the East Side of Drury-Lane, whereon four old Houses lately stood	William Claver and Edward Claver	74 years, from 24th April 1815
	And,		
	A Messuage on the East Side of Drury-Lane	" " " "	" " " "
	And,		
	A Piece of Ground on the South Side of High Holborn, whereon three old Houses lately stood	" " " "	72 years, from 24th April 1815
	And,		
	A Piece of Ground on the East Side of Drury-Lane, whereon one old House lately stood	" " " "	" " " "
August 22.	A Messuage on the South Side of Jernyn-Street	Joseph Walker	194 years, from 24th Jan. 1815
—	A Messuage on the West Side of Drury-Lane, St. James's	James Cox, in Trust for the Purposes of the Will of Patrick Ford Osley, deceased	244 years, from 24th April 1815
—	One Messuage on the South Side of New-Street Spring-garden	Mrs. Elizabeth Jones	{ 39 days, from 24th February 1815, for part of the Foundation, and, 244 years, from 24th April 1815, for the whole
—	A Messuage on the East Side of Drury-Lane	William Coleman, in the name and name of Lieutenant General Thomas Doherty	41 years, from 24th October 1815
24.	A Messuage on the East Side of Great Tower Hill	William Cooper, Esq. Solicitor to the Crown, in Trust, for the Board of Customs	74 years and 241 days, from 24th January 1815
September 14.	An old Messuage on the East Side of St. Eagle-Street	" " " "	54 years from 24th April 1815
	And,		{ And the whole of the Premises for 744 years, from 24th October 1815
	Two old Messuages on the South Side of Piccadilly, and East Side of Eagle-Street	Ann Fildes, Widow	
—	Three Houses on the South Side of Pall Mall	Edward Cox, Esq. and others	{ 24 years and 241 days, from 24th December 1815
October 17.	A Messuage on the South Side of Jernyn-Street	John Dylson	244 years, from 24th April 1815
	A Piece of Ground on the South Side of Piccadilly, with two Messuages lately erected thereon	William Tyler	61 years, from 24th April 1815

Payments which had been before in Lease—continued.

No. 3.

Annual Value per Survey, &c. in Cash.	ON NEW LEASES.				ON PREVIOUS LEASES.		
	Rent referred to New Leases.	Fine paid for the same.	Indemnity to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last proved Survey, &c.	Rent referred to old Leases.	Fine paid for old Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
104 1 0	A Pepper Case until 10 Oct. 1800;	- - -	- - -	- - - - -	40 0 0	3 7 4	40 - -
- - -	thereafter £12. 1. 6. and 1 April 1811;	- - -	- - -	- - - - -	41 - -	3 - -	43 - -
112 15 0	thereafter £12. 11. 6. and 10 Oct. 1811;	- - -	On the 10th Sept. in Decr. 1790, &c. &c. And on the new Buildings then erected in two-thirds of the Cost of erecting and finishing the same, being as last £1000. 0. 0.	£2000 in Repair of the Millings in Dray-hall; And £15,000, at the last, to be expended in erecting Ten new Houses, and other Buildings, on the 5th piece of Ground; among which the three thousand seven hundred, &c. to be erected the whole of that piece to 45 feet.	100 - -	12 10 -	15 - -
21 10 -	thereafter until the end of the Lease, £123. 12. 0. and £40. 10. 0. from 1 April 1811, in respect of Land Tax whereby the Gross,	- - -	- - -	- - - - -	38 - -	6 5 4	40 - -
11 1 -	A B The Gross Rent towards the value of the Marriage of an Heir.	- - -	- - -	- - - - -	38 - -	6 5 4	40 - -
24 - -	19 10 0	134 - -	100 - -	£150 Repairs - - -	26 9 4	2 12 6	24 - 4
41 - -	14 19 4	132 - -	2. 0 - -	£100 Repairs - - -	28 - -	3 12 -	40 - -
115 - -	{ £1. 13. 6. to the 1st 25 days, and thereafter, £100. 13. 6. }	513 - -	1,000 - -	- - - - -	26 3 10	13 10 3	44 3 10
44 - -	15 - -	128 - -	700 - -	£100 Repairs - 2 -	22 - -	3 3 -	21 - -
100 - -	78 7 6	664 - -	1,000 - -	£100 Repairs - - -	24 1 -	3 12 3	117 12 3
11 15 4	{ £2. 4. 0. to 10 Oct. 1811; thereafter a Pepper Case for the next year until 10 Oct. 1812; and £12. 0. 0. thereafter. }	- - -	1,000 - -	{ £1,000 to be expended, before the expiration of ten years from 1 April 1811, in erecting one fel- lowed Millings on the Ground occupied by these three Houses }	24 11 11	- 3 3	1 1 -
120 - -	127 16 -	1,518 - -	4,000 - -	£1,000 Repairs - - -	210 - -	17 10 -	228 19 -
28 - -	18 13 4	128 0 0	700 - -	£50 Repairs - - -	23 4 4	1 5 3	23 - -
49 13 10	{ A Pepper Case for the first year, and £12. 1. 6. thereafter. }	- - -	1,000 - -	{ £2,000 expended in erecting the new Houses - - - - - }	30 - -	8 5 4	49 - -

No. 3.

CLASS I.—Comparing Leases of Messuages

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERM.
1811. October 17.	<p>MIDDLESEX—continued.</p> <p>A Messuage and Garden, with Stables and other Offices, on the North-east Side of the Pallage from Spring Garden Street over St. James's Park, and a Right of Way in the said Premises through Red Lion Crick-yard, in Cockspur-Street.</p> <p>And,</p> <p>A Small Tenement in Spring Garden Street, at the North-west corner of the said Pallage.</p>	Henry Earl of Liverpool, and Edward Beadly, Esq. Trustees named in the Will of Frederick Augustus, late Earl of Sefton, deceased.	To hold the said Tenement for 6 years and 147 days, from 1st August 1811, and to hold all the Premises for 44 years and 170 days from 17th January 1811.
November 24.	Diverse Coach-houses and Stables, with Rooms over the same, in Red Lion yard, near Cockspur-Street, Chancery Church.	David Morley and Abraham the Morley, at the nomination of Thomas Yalden.	24 years and 147 days, from 1st August 1811.
—	<p>An Old Messuage and a Stable on the South Side of Fenchurch.</p> <p>And,</p> <p>One other Messuage on the South Side of Fenchurch.</p> <p>And,</p> <p>Two Messuages on the North Side of Jeremy Street.</p>	William Farmer.	40 years from 25th April 1811.
1812. January 2.	<p>A Messuage in Swallow-yard.</p> <p>Two Buildings, two Stories in height each, comprising a Carpenter's Shop, Warehouse, Cart-house, Stable for two Horses, &c. and Rooms over the same, on the West Side of Swallow-yard.</p>	John Martin, Esq. Joseph Warrell.	<p>40 years and 70 days, from 1st January 1811.</p> <p>28 years and 214 days, from 1st May 1814.</p>
July 29.	Two Messuages, with Buildings behind the same, on the North Side of Fenchurch.	Elizabeth Jackson, Esq.	20 years and 147 days, from 27th December 1812.
—	A Messuage on the North Side of Elap-Street, St. James's.	Thomas Winer.	41 years from 25th April 1814.
—	A Messuage, with an old Building behind the same, on the West Side of Elap-Street.	Thomas Randall and Sarah his Wife.	40 years from 10th October 1811.
August 4.	A Messuage, with an old Building behind the same, on the West Side of Elap-Street.	William Hall.	24½ years from 25th April 1811.
20.	A Piece of Ground, on the East Side of Saint James's Street, with two old Messuages and Office Buildings thereon.	Thomas Winer.	22 years from 25th April 1814.
—	Seven Messuages, situated together, on the South Side of Jeremy Street, the East Side of Market Street, and South Side of St. James's Market.	The Right Honourable Benjamin Fane, Esq. in Trust for the Rev. Ambrose Cambridge and Constance his Wife.	24½ years from 25th April 1811.

Tenements, which had been before in Lease—*continued*.

No. 3.

ON NEW LEASES.

ON PRECEDING LEASES.

As in Value per Survey on Oak.	Rents referred to New Leases.	Flats paid for the same.	Information to be made upon the same.	Other Conditions for the NEW LEASES.	Annual Value, per last preceding Survey, &c.	Rents referred to old Leases.	Flats paid for old Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
100 — —	for the last third Tenement until 13 January 1810, and £115 8 6 afterwards for all the Premises	500 — —	5,000 — —	{ The Expense of a new Arch to the last Millage, to be made over part of the Ground occupied by the last third Tenement, which is to be made, and of making a corresponding new Opening in the last Millage	100 — —	10 5 —	100 — —
180 — —	99 7 6	100 — —	1,000 — —	{ £400 Repairs, and power to reform a third Millage on the last end of Red Lion Yard	100 — —	7 — —	100 — —
14 6 6	{ A Paper Case for the last year, and £14 6 6 afterwards	— — —	1,000 — —	{ £10,000 to be expended in re- building the last Millage	{ Note.—The Value, Rent, and Flats, included a certain Full Millage, &c. now occupied with Warwick House, and a third Tenement recently demised to the late Earl of Berkeley's Trustees, to afford a convenient Access to the Millage.— <i>Plate first.</i>	10 — —	10 — —
140 — —	£1 12 6	100 — —	1,000 — —	{ £400 Repairs		10 — —	10 — —
10 — —	21 14 —	100 — —	500 — —	— " " " " " "	10 — —	10 — —	10 — —
60 — —	28 4 —	100 — —	500 — —	{ £400 Repairs	10 10 00	10 4 6	10 4 6
100 8 6	{ 100 5 — on 3 April 1810; and £100 10 — afterwards	100 — —	1,000 — —	{ £400 Repairs, and the ex- pense of erecting a new Wall, and Iron Rail, over Red Lion Street, when four third old houses, now standing between that Street and the last Millage, shall be taken down, the widening that Street	100 10 —	9 14 6	100 — —
60 — —	40 8 —	100 — —	500 — —	— " " " " " "	100 10 —	10 10 —	100 — —
40 — —	51 15 —	100 — —	700 — —	{ £400 in Repairs to the Mill- age, and £100 to be expended in erecting a new Brick Building, in lieu of the present old last Building	10 — —	1 10 6	100 — —
40 — —	51 — —	100 — —	700 — —	{ £400 in Repairs to the Mill- age, and £100 to be expended in erecting a new Brick Building, in lieu of the present old last Building	10 — —	1 10 6	100 — —
100 8 —	{ A Paper Case for the last year, and afterwards £100 10 6 also, £100 8 6 from 3 January 1810, being an equivalent for the Value of the old Millage	— — —	4,000 — —	{ £1,000 to be expended in erecting two New Millages on the last Ground	10 — —	10 — —	100 — —
110 — —	108 7 —	100 — —	6,000 — —	{ £400 Repairs	100 — —	10 10 —	110 — —

(124.)

P

(continues)

No. 3.

CLASS I.—Comprising Leases of Messuages

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERM.
(1811. Sept. 23.)	MIDDLESEX.—continued. Two Houses on the North Side of Great Rythe-street.	David Hulse	20 years, from 12th October 1811
—	A Messuage, on the South Side of Horn-draw, Spring Garden	William Brown, Esq.	{ 25 years and 250 days, from 12th June 1811
—	Four Messuages on the South Side of North-street; And, One Messuage on the East Side of Saint James's Market	{ Messrs. Taylor and Carden } Doody, Squarers	{ 21½ years from 12th October 1812
Oct. 26.	Two Messuages in Bayly-street	{ Edward Howard, James Trelkington } and Catherine Trelkington, Executors of John Howard, Esq. deceased	{ 21½ years from 12th October 1812
—	And, One Messuage in Little Rider-street		
November 4.	A Messuage on the North Side of Jernam-street	George Macdonald	21½ years, from 20th April 1812
—	A Messuage on the South Side of Pall-Mall	{ Hugh Smith, Esq. in the nomination of Major General James Bayley Wolfe	{ 24 years and 200 days, from 21st June 1812
1812. January 12.	Thirteen Messuages in Piccadilly, Derby Green, and Jernam-street	Sir Henry Tallantire, Bart.	20 years, from 20th April 1812
—	A Messuage, on the South Side of Horn-draw	James Perkins	20 years, from 12th Oct. 1812
March 3.	A Messuage on the North Side of Piccadilly	{	{
—	A Piece of Garden Ground (part of Hyde Park) behind the last Messuage;	{	{
—	And, Another Piece of Garden Ground (part of the same Park) adjoining to the last-mentioned Piece	{	{
—	A Messuage on the North Side of Piccadilly	{	{
—	A Piece of Garden Ground (part of Hyde Park) behind the last Messuage;	{	{
—	And, Another Piece of Garden Ground (part of the same Park) adjoining to the last-mentioned Piece	{	{
19.	Three Messuages, on the North Side of Chapel Green, in King-street, with the Priory House, part of the Priory, and part of the Island House, adjoining to King-street Chapel;	{	{
—	A Messuage on the East Side of Southwell-street; And, A Piece of Ground with a Terrace, Curtilage, and Stable, adjoining to the last Messuage in Southwell-street	{	{
—		{	{
April 2.	A Messuage in Green-street, Whitechapel	Mrs. Catherine Barnes	41 years, from 12th October 1812

Tenements which had been before in Lease—continued.

No. 3.

ON NEW LEASES.					ON PRECEDING LEASES.		
Amount Taken for surveys in Cents.	Rents received in New Leases.	Fine paid for the Lease.	Interest to be made against Fine.	Other Considerations for the NEW LEASES.	Amount Taken for surveys in Cents.	Rents received in last Leases.	Fine paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
61 — —	42 2 6	274 — —	1,400 — —	Lease Rights — —	18 — —	2 5 —	117 — —
101 — —	42 4 —	177 — —	1,400 — —	Lease Rights — —	* 12 17 2	2 12 2	44 8 4
146 10 —	144 12 —	144 — —	1,400 — —	Lease Rights — —	* 160 — —	12 6 2	66 12 4
146 — —	14 4 6 and 2 April 1824 thereof £114 4 —	461 — —	1,400 — —	{ The rents, charges, and expenses incurred in obtaining the two Mellings in Bury Street; and £200 to be expended in repair of the Mellings in Little Bury Street }	50 — —	2 2 —	17 — —
11 — —	64 2 —	112 — —	400 — —	Lease Rights — —	31 — —	4 2 4	32 — —
146 — —	99 11 —	657 — —	1,400 — —	{ Power to release the Premises upon the several notes, making a sufficient compensation for such redemption }	72 — —	4 2 —	414 — —
112 — —	844 2 —	1,512 — —	1,400 — —	Lease Rights — —	* 242 4 2	12 16 —	176 12 4
21 — —	12 14 6	204 — —	400 — —	Lease Rights — —	* 25 12 2	2 12 4	16 16 4
119 — —	{ 4 — — for the last 31 days thereof and 10 October 1820 £47 2 — thereof for the next 40 days, £21 — — thereof for the next 112 days, £12 16 — and afterwards £112 — — }	— —	1,400 — —	{ The defender of the calling Lease, and the rents, charges and expenses, incurred in obtaining and holding the last Mellings }	{ * 22 12 4 in respect of the Lease, 12 12 — 2 in respect of the Garden Ground, }	21 2 —	216 14 6
119 — —	{ £20 12 104, for the last 31 days thereof and the 10 Oct. 1820 £12 16 4, thereof for the next 40 days, £7 12 6, thereof for the next 112 days, £12 16 — and afterwards £112 — — }	— —	1,400 — —	The Use — —	{ * 212 1 2 in respect of the Lease, 12 12 — 2 in respect of the Garden Ground, }	27 12 4	402 2 4
146 1 4	112 4 4	402 — —	1,400 — —	{ £1,400 to be expended in the erection of a new House on the last piece of Ground, and £120 in respect of the other Premises }	— —	1 — —	— —
11 — —	12 2 —	122 — —	400 — —	Lease Rights — —	* 24 4 —	2 — —	12 4 —

No. 3.

CLASS L—Comprising Leases of Messuages.

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERM.
MIDDLESEX—continued.			
1814. April 5.	A Plot of Ground on the West Side of Duke Street, between the old Messuages thereon.	Sarah Ann Kinnear.	{ 25 years and 182 days, from 1st April 1817.
July 17.	A Piece of Ground on the East Side of Church Croft Lane, with three old Messuages thereon.	Thomas Egerton.	20 years, from 26 April 1811.
October 1.	A Capital Messuage, with Pasture Ground, or a Garden, and Cellars and Coachhouses, on the South Side of Spring Gardens Lane.	-	-
	And One other Messuage, adjoining Backwards to the last-mentioned Messuage, and Walkways to Spring Gardens Palace.	Thomas, Richard, and Henry Nichols, Esqrs. in Trust.	{ For each Successor's Term as well as the said Terms to 41 years from 26 April 1819.
	And One other Messuage on the South Side of Spring Gardens Street.	-	-
	And Three Messuages on Spring Gardens Terrace.	-	-
	-	-	-
December 1.	A Messuage on the East Side of Duke Street, St. James's.	{ Richard North, or the executors of William North.	{ 41 years, from 26 April 1819.
1817. February 28.	A Plot of Ground with eleven Houses thereon, on the North Side of Pall-Mall and adjoining from the Haymarket on the East, or Market Lane on the West.	-	{ 21 years, from 26 April 1819.
	And A Plot of Ground, whereon are two Messuages, and other Buildings forming Part of the Opera House, on the West Side of the Haymarket, and thence extending Westwards to Market Lane.	-	{ 21 years from 26 April 1819.
	And A Plot of Ground, whereon are three Messuages, and twenty other Buildings forming the remainder of the Opera House, also on the West Side of the Haymarket, and thence extending Westwards to Market Lane.	-	{ 26 years and 78 days, from 26 July 1821.
	And A Plot of Ground, being the site of two Messuages, and twenty Coachhouses and a Stable-yard, together with the Buildings forming thereon, also on the West Side of the Haymarket, and thence extending Westwards to Market Lane.	Thomas Holcroft.	{ 25 years, from 26 July 1819.
	And A Plot or Slip of Ground on the West Side of Market Lane, abutting Backwards on Little Charles Street, containing in breadth, from East to West, 24 feet, and in length, from North to South, 24 feet 6 inches.	-	{ For each Term as aforesaid from the day on which notice shall be given to the Lessee, it will make up 99 years from 26th October 1819.
	And A Plot or Slip of Ground on the West Side of Market Lane, abutting Backwards on Pall-Mall, containing in breadth, from East to West, 14 feet, and in length, from North to South, 24 feet, 8 inches.	-	{ For each Term, as aforesaid from the day on which notice shall be given to the Lessee, it will make up 99 years from 26th October 1819, but the Term of this Ground is to take effect only in the event of the Queen's assenting, under the powers of the Act 13 Geo. III. cap. 221, &c. &c. &c. the said-mentioned Statute &c.
	And A Piece or Slip of Ground, being the open Area of the part of the Lane called Market Lane, which lies between Little Charles Street on the North, and Pall-Mall on the South. Vide Table II. page 65.	-	-

payments, which had been before in Lease—continued.

No. 3.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Survey, in Pounds.	Rents referred to New Leases.	Prices paid for the same.	Refinements to be made upon the same.	Other Considerations for the NEW LEASES.	Annual Value per last prece- ding Survey, &c.	Rents referred to last Leases.	Prices paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
108 15 — includes the value of the old Materials.	A Pepper Corn for the first year and a half, and afterwards 115 5 — including an equi- valent for the old materials; and 14 12 — from preliminary offer, being an equivalent for the Land Tax re- demmed.	— — —	4,000 — —	£5,000 to be expended for new Buildings on the first Ground.	115 — —	11 15 —	34 — —
108 14 —	A Pepper Corn for the first year, thereafter for the 2d April 1814 10 — — and afterwards 108 12 — including an equi- valent for Land Tax redeemed.	— — —	1,000 — — upon the two new Houses and Gate of the Cells of the Office of writing the other Buildings.	£4,000 to be expended in erecting two new Houses and other Buildings on the first Ground.	115 — —	18 15 —	34 24 —
40 — —	109 4 6 from 20th May 1812.	— — —	1,000 — —	£200 Repairs	— — —	— — —	— — —
11 — —	83 4 — from 2d Feb. 1813.	1,174 — —	1,100 — —	£200 Repairs	844 10 10	29 19 3	183 16 3
70 — —	108 14 6 from 2d April 1814.	— — —	4,000 — —	£250 Repairs	— — —	— — —	— — —
32 — —	30 — —	113 — —	700 — —	£10 Repairs	30 — —	4 — —	30 — —
18 13 6	A Pepper Corn for the first two years, and 111 12 6 afterwards.	— — —	— — —	The Cells, Closets and Repairs to be inclosed, by the Lessee, in carrying into effect the design for the extension, improvement, and completion of the Opera House, by erecting new Buildings on the Ground towards Pall-Mall, as well as on the ground at the North end of the Opera House, and extending Northwards on the Street lately occupied in construction of Charles Street to the Haymarket, the frame of which Buildings towards Pall-Mall are to be so built as to range with the line of front of the contiguous Buildings on the North side of that Street; By constructing and finishing according to a Plan and Design to be approved by the Officers of the Chapel, the Warthen, Kitchens, and various frames of the Opera House, and other Buildings, of Brick, faced with Parker's Cement, painted and coloured, with floor-sluffing, in all as he shall appear to one Building, the front-ways of which above fronts to be covered by a lower colonnade of Stone, or even coloured in suitable Stone, the columns by a front balustrade; By finishing a Piazza, or Arcade, 25 feet broad, over the projection line of Martin Lane, south of Charles- Street, with Stages or other Buildings on the Wall side of the first Arcade, and Buildings for the side of the Opera House; By finishing over the same; And by finishing various cloisters and repairs in furtherance of the execution of the said Design.	£ 1051	34 10 —	45 — —
10 11 —	84 12 —	— — —	— — —	— — —	140 — —	17 10 —	130 — —
20 — 4	104 — 4	— — —	— — —	— — —	108 — —	43 10 —	150 — —
83 18 4	A Pepper Corn for the first two years and a quarter, and 113 12 6 afterwards.	— — —	£ 30,000	— — —	100 — —	30 — —	40 — —
4 9 4	A Pepper Corn for the first two years, and 41 9 4 afterwards.	— — —	— — —	— — —	100 — —	10 — —	170 — —
10 — —	A Pepper Corn for the first two years, and 40 — — afterwards.	— — —	— — —	— — —	100 — —	10 10 —	80 5 —

No. 3.

CLASS L.—Comprising Leases of Messuages or

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1214 September 14.	MIDDLESEX—continued. A Messuage, in Duke-street, St. James's	{ Benjamin Wood at the nomination of Thomas Jones	60 years, from 12th Oct. 1814
18.	A Messuage, at the South-east corner of New-street, Spring Garden	Charles Jones, Esq.	{ 30 days from 30th April 1818, for part of the Premises and 42 years and 114 days from 15th June 1818 for the whole
Nov. 18.	A Piece of Ground, on the South side of Piccadilly with three nearly erected Messuages, and three old Messuages standing thereon ; And, A Piece of Ground, adjoining Northwards, on the East Frontage	Benjamin Brecknell	49½ years, from 30th April 1818
—	A Messuage, in New-street, Spring Garden	Frederick Smith, Esq.	48½ years, from 30th April 1818
MARYLEBONE PARK ESTATE.			
1813. March 20.	A Piece of Ground, in the South-west quarter of a Circle of Roads (since called the Regent's Circus), proposed to be erected at the North end of the Street formed in consequence of Portland Place, with two Messuages fronting Northwards towards the said Circus (being the second and third Messuages situated from the said Street, including the corner House), and twenty twelve Buildings erected thereon	Charles Meyer	33 years, from 30th July 1813
—	A Piece of Ground, in the South-west quarter of the said Circus, with Two Messuages fronting Northwards towards the said Circus (being the second and third Messuages fronting Northwards from the said Street, formed in consequence of Portland Place, including the corner House), and twenty twelve Buildings erected thereon	Charles Meyer	33 years, from 30th July 1813

Payments which had been before in Lease—continued.

No. 3.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Survey in Gals.	Rents referred to New Leases.	Fines paid for the same.	Indemnities to be made against Fines.	Other Considerations for the NEW LEASES.	Annual Value, per last general Survey, &c.	Rents referred to last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
40 1 — Annual Value of the Ground belonging to the Estate of the old Marquis.	{ A Pepper Corn for the first year; thence- forth and 2d January 1813, £4 10 7½ and afterwards £100 5 10 including an apportionment for the Land Tax payment. }	- - -	500 — —	{ £2,500 expended in erecting a new House - - - }	10 — —	5 5 6	100 — —
10 — —	{ £1 — 6 for the first 75 days, and £11 10 — afterwards. }	10 1 — —	1,400 — —	£350 Repairs - - -	20 1 6	6 11 6	10 6 1
100 4 — Annual Value of the Ground belonging to the Estate of the Marquis of the old Buildings	{ £15 — 4 from 2d of January 1813, in respect of Land Tax in- debted, and £100 10 4 from 2d April 1813, including an apportionment for Land Tax. }	- - -	4,800 — —	{ £1,100 expended in erecting the first three new Houses. £2,500 to be expended in erecting three other new Houses on lots of the former three old Med. Houses - - - }	150 — —	11 9 6	113 — —
100 — —	20 12 —	417 — —	1,000 — —	- - - - -	75 9 10	11 10 10	17 10 7
- - -	- - -	- - -	- - -	- - - - -	1,815 — —	113 17 10	1,400 — —
41 — —	{ A Pepper Corn for the first three years; £21 — — per Annum for the next two years; and £45 — — per Annum afterwards. }	- - -	{ Each Room not being less than 5,000 — — is to be fully equal to three-fourths of the full Value of the Premises. }	{ The Costs, Charges, and Expenses of the Lessee, in erecting and finishing the first two Buildings and other Buildings - - - }	- - -	Value Equal	- - -
41 — —	{ A Pepper Corn for the first three years; £21 — — per Annum for the next two years; and £45 — — per Annum afterwards. }	- - -	{ Each Room not being less than 5,000 — — is to be fully equal to three-fourths of the full Value of the Premises. }	{ The Costs, Charges, and Expenses of the Lessee, in erecting and finishing the first two Buildings and other Buildings - - - }	- - -	Value Equal	- - -

(continued)

No. 3.

CLASS I.—Comprising Leases of Messuages.

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
	MIDDLESEX.—MART LAMBERT PASS ESTATE.—continued.		
1813. March 30.	A Plot of Ground on the East Side of the said Street } formed in continuation of Portland Place, with four } Messuages and twenty Stable-buildings erected thereon.	Charles Meyer	99 years from 31st July 1813.
—	A Plot of Ground on the West Side of the said Street } formed in continuation of Portland Place with four } Messuages and twenty Stable-buildings erected thereon.	Charles Meyer	99 years from 31st July 1813.
November 6.	A Plot of Ground on the East Side of Mary-le-bone } Park, with a Messuage, being the Jane Mary Public } House, erected on part thereof, facing Southwards on } an intended Street to be called Edward Street, and } Southwards on an intended Street to be called Lower } Cecil-Street.	General George Fooks	99 years from 12th October 1813.
1814. March 7.	A Plot of Ground, on the East Side of Mary-le-bone } Park, with a Messuage being the Queen's Head } Public House, erected thereon, facing Westwards } on an intended New Street to be called Albany-Street, } and Southwards on an intended New Street to be } called Frederick-Street.	Henry Meun and others, Executors } and Coparceners.	99 years from 31st July 1813.
1814. September 11.	A Plot of Ground adjoining Northwards and Eastwards } to the last-mentioned Plot, with one Messuage facing } Westwards on Albany-Street, and one Messuage facing } Southwards on Frederick-Street erected thereon.	David Bowdler	99 years from 31st July 1813.
1815. September 11.	A Plot of Ground adjoining Northwards to the last- } mentioned Plot, with a Messuage erected thereon, } also facing Westwards on Albany-Street.	John Lubbock	99 years from 31st July 1813.
	ST.		
1816. October 1.	A Piece of Ground situated between Palace Lane, and } the Palace Green or Green Court, in Richmond, to be } used as a Garden.	Elizabeth Peckey, Spinster	99 years from 12th October 1813.

Payments, which had been before in Lease—continued.

No. 3.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Acre in Cash.	Rents referred to New Leases.	Flats paid for New Leases.	Referrals to be made against Flats.	Other Considerations for the NEW LEASES.	Annual Value per Acre in Cash.	Rents referred to old Leases.	Flats paid for old Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
14 — —	{ A Pepper Corn for the first three years, 12 — — per annum for the next twenty years, and 14 — — per annum afterwards.	—	{ Each House not being built on the whole than 11,500 — — so that he fully equal to three- fourths of the value of the Premises.	{ The Cuts, Charges, and Ex- penses of the Leases, in erecting and building the first four Millages and other Buildings.			
14 — —	{ A Pepper Corn for the first three years, 12 — — per annum for the next twenty years, and 14 — — per annum afterwards.	—	{ Each House not being built on the whole than 11,500 — — so that he fully equal to three- fourths of the value of the Premises.	{ The Cuts, Charges, and Ex- penses of the Leases, in erecting and building the first four Millages and other Buildings.			
14 10 —	{ A Pepper Corn for the first year, and 12 10 — per annum afterwards.	—	14 10 —	{ The Cuts, Charges, and Ex- penses of the Leases, in erecting and building the first Millage.	Vide Supra, p. 63, 64.		
13 2 —	{ A Pepper Corn for the first year, and 13 2 — afterwards.	—	13 200 —	{ The Cuts, Charges, and Ex- penses of the Leases, in erecting and building the first Millage.			
13 7 6	{ A Pepper Corn for the first year, and 13 7 6 afterwards.	—	800 —	{ The Cuts, Charges, and Ex- penses of the Leases, in erecting and building the first two Millages.			
14 7 6	{ A Pepper Corn for the first year, and 14 7 6 afterwards.	—	800 —	{ The Cuts, Charges, and Ex- penses of the Leases, in erecting and building the first Millage.			
10 — —	10 — —	—	—	{ £10 to be expended in erecting a Brick Garden Wall, and in the repair of the present Walls, and the Expense of resurfacing a Green-house in the said Garden.	4 20 —	3 11 6	
7,424 10 4	4,564 17 4	10,431 —	106,410 —		4,564 10 4	101 13 7	14,617 7 6

(124.)

R

No. 3.

CLASS I.—Comprising Leases of Messuages

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERM.
----------------	-------------------	----------	----------------

MIDDLESEX.—continued.

N. B.—The under-mentioned Leases have been granted under the Authority and according to the Proviso of the Act 34 Geo. 3. cap. 12. Sec. 19. enabling His Majesty to accept Surrenders of Leases of Property held under the Crown, for the purpose of granting said Leases of the same Property in parcels; and such Leases have been excluded from the body of the above Schedule and entered here, inasmuch as inasmuch as Revenue will therefrom, the Rents being in amount the same as the Rents of the Surrendered Leases.

1847. September 21.	Three Messuages on the South Side of Piccadilly, and four Messuages on the North Side of Church Court, St. James's.	William Jackson	99 years from 15th June 1847
—	Thirteen Messuages on the South Side of Piccadilly, North Side of Jermyn Street, East Side of Church Pollege, and in Church Court	Charles William Montaguham, Esq., and the Right Honourable Charles Yorke, Barons of Chs. Montaguham, Esq., deceased	99 years from 15th June 1847
—	Five Messuages on the South Side of Little Jermyn Street; Six Messuages on the East Side of St. James's Palace		
—	And, Four Messuages in Crown and St. James Court		

CLASS II.—COMPREHENSING LEASES OF MESSUAGES ON

Date of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERM.
1847. February 28.	MIDDLESEX. A Farm or Site of Ground, being the upper part of that part of the Lane called Market Lane, which has long been used as a public place, on the North, and Full Mill on the South.	Thomas Holroyd, Esq.	99 years from 10th October 1847
—	With other Premises. With Chs. 1, page 40, April.		
October 10.	The Baking House near the Mills of the Chelsea Water- works Company, in Hyde Park	James Board, jun.	7 years from 10th July 1847
—			Deceased

Tenements, which had been before in Lease—continued.

No. 3.

ON NEW LEASES.				Other Considerations* for the NEW LEASES.	ON PRECEDING LEASES.		
Annual Value per Survey as Dub.	Rents referred to New Leases.	Fines paid for New Leases.	Informations to be made against Fines.		Annual Value per lot preceding surveys.	Rents referred to old Leases.	Fines paid for old Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
8 0 0							
0 0 0							
0 0 0	For the 1st year and a half 12 — — per annum, and afterwards 42 — —			The Surrender of the existing Leases, and the Charges and Expenses attending such Surrender, and the pulling of the new Leases, pursuant to the A.D. 4th Geo. III. cap. 12. Sec. 2.	1,000 — —	122 — —	250 — —
0 0 0	For the 1st year and a half 62 — — per annum, and afterwards 122 — —						
	122 — —						

TENEMENTS, WHICH HAD NOT BEEN BEFORE IN LEASE.

Annual Value per Survey as Dub.	Rents referred to the Leases.	Fines paid for the Leases.	Informations to be made against Fines.	OTHER CONSIDERATIONS FOR THE LEASES.
£ s. d.	£ s. d.	£ s. d.	£ s. d.	
0 0 0	One Pepper Corn.	0 0 0	0 0 0	Wife Child 1 penny do. yearly.
122 — —	122 — —	0 0 0	1,000 — —	<p>Subject to the approval of the President by the Westminster Vestry Clerk, and to a Power to release them at any time.</p> <p>N. B.—This Water Works was erected by His late Royal Highness the Duke of Gloucester, on a Piece of Ground granted to him for that Purpose, during his life, by His Majesty George, since 10th March 1764; Annual Value of the Ground in that time rated at £12. Rents referred to the Water £2.</p>
12 — —	2 — —	0 0 0	—	
122 — —	122 — —	0 0 0	1,000 — —	

A SCHEDULE of LAND ESTATES, and MINES, directed by Warrants of the Right Honourable the Lords Commissioners of the Great Treasury, are not yet completed; Showing the annual Value of the Premises, as certified by Surveyors upon the same; the Fines to be paid, for such Leases; and other Considerations for granting the same respectively:—As also the Rents reserved, and Fines paid, for the preceding Leases; and the Rents reserved, and Fines paid, for the preceding Leases, as the same have been before in Lease:—Class II. Comprising such Parts thereof as have not been before.

[Note.—In the Schedule distinguished by an Asterisk (*), in which the land or premises contained under Tenure, Value, Rent, and Fines, is referred to in the Schedule of the same Class.]

CLASS I.—Comprising Lands and Hereditaments

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERM.
ANGLESEA.		
The Parks of the Original Seal and Port Place in this County, and in the Counties of Cornwall and Devonshire.	Edward William Wynne, Esq.	20 years from 24 January 1814
BUCKINGHAMSHIRE.		
Certain Wood Lands, called near John's Wood, in the Parish of Clipping Wycombe.	Thomas Roper and others.	20 years from 24 October 1814
Mullin's Farm, in the Manor of Eton.	The Reverend Father Heath.	20 years and 34 days from 24 July 1814
CAMBERLAND.		
The Parks of Original Seal, &c. in this County.	Edward William Wynne, Esq.	20 years from 24 January 1814
CHESTER.		
Certain Lands, called the Old Park and New Park, in the Parish of St. Mary's.	George Jones, Esq.	20 years from the date
CORNWALL.		
Down Lands, within the Manor of Bideford and Bideford.	John Jones.	20 years and 34 days from 24 July 1814
DEVONSHIRE.		
All the Parks of Original Seal and Port Place in this County and Devonshire.	The Reverend John Jones.	20 years from 24 April 1814
DORSETSHIRE.		
The Down Lands of the Manor of Portland, with the Down, King's Hill, Crown, Road, &c. thereto appertaining.	Mrs. Maria Brown, and Colonel Tucker, Esq. (in Trust).	20 years from Michaelmas 1814 (subject to a Clause for refusing the whole or any part of the Premises, as the Parties of the Crown)

No. 4-

Lords Commissioners of His Majesty's Treasury, to be granted by Lessees from The Crown, but which Lessees own; The Names of the intended Lessees; The Terms to be granted; The Rents to be reserved, and showing also, The Annual Value of such Parts of the Premises as have been before in Lease, by the Lessees thereof.—In TWO CLASSES; viz. Class I. Comprising such Parts of the Premises as in Lease.

or Hereditaments besides those to be comprised in the intended new Leases, a proportionable part of the former annual net Three Columns of this Schedule.]

which have been before in Lease.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per Survey as Contd.	Rents to be reserved in New Leases.	Rents to be paid for the time.	Other Conditions for the NEW LEASES.	Annual Value per last preceding Survey, &c.	Rents reserved in last Leases.	Rents paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
Average annual Amount 106 7 8 reduced by expenses of collecting and other Outgoings to 100 14 1	118 18 —	— — —	— — —	Average annual Amount 114 19 — reduced by expenses of collecting and other Outgoings to 104 4 —	14 — —	140 — —
100 — —	114 19 6	— — —	— — —	69 — —	30 — —	100 — —
100 — —	96 3 —	— — —	— — —	30 — —	6 3 —	100 — —
580 9 11	143 10 —	— — —	£10,000, or the last, to be made by the Lessee in Buildings and other necessary improvements.	118 — —	21 10 — and 1 — — for a Year on the death of every Tenant.	130 — —
under the authority and in pursuance of the Act, 1840 Cap. 10, cap. 106.				Also, This Value, &c. included the Agreements, Herbage, and Pasture of Delamere Park, which Rights have been before comprehended under the last Act.		
110 8 4	104 13 7	— — —	To deduct, if necessary, the Value of the Crown in the Common called Cattle on Donkey Drove, which and belonging to the last Lessee and also to estimate such Parts of the Common as shall, upon a Survey, appear to be fit for enclosure.	104 19 10	15 8 4	1,200 6 10
Average annual Amount 106 1 10 reduced by the Rent and other Outgoings to 100 17 4	118 — —	— — —	— — —	Average annual Amount 104 3 10 reduced by the Rent and other Outgoings to 112 19 10	19 12 —	1,200 — —
116 19 10 (of the Donkey Drove only)	101 8 — in respect of the Donkey Drove from the Commencement of the Term, and an additional Rent of 40 — — from Lady Day 1842, in respect of the loss of 2,000 to be paid by the Donkey Drove for the Park	— — —	£ 100 Rent, or Duty, of 100, per Ton for all horse actually sold from the Premises, during the Term, and the Expenses of Transporting the Park, and all Roads and Works thereon belonging, as paid before (except only with respect to Damages relating from the "Act of God" to be abated by arbitration)	47 — — of the Donkey Drove only	30 — — including a Commission for the Money of the Duty of 100, per Ton for horse sold from the Donkey Drove, except for His Majesty's use, a Grant of which Duty was included in the last Lease of the Land.	1,200 — — (continued)

No. 4.

CLASS I.—Compiling Lands and Hereditaments.

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
DORSET.		
Seven Furlongs of Land within the Manor of Chiswell	Sir Henry Vane Tempest, Bart.	30 years and 143 days, from 2nd May 1812
The Manor called Holy Road, with a Warhouse and diverse Parcels of Remeable Lands, containing together 311a. 35. 37. a Rabin Warren, Quai River, Keller Drove, Harbour Drove, and Tides	Henry Collingwood Esq., Esq.	30 years, from 20th October 1814
ESSEX.		
Diverse Parcels of Land, in the Parish of Epping	Henry Rogers and others	21 years and 139 days, from 2d May 1814
FLINTSHIRE.		
All Mines and Minerals, within certain Lands in the Parish of Gwersington, situate between Gwersington, in the Lordship of Heston of Profound	Edward Jones, Esq. (now deceased)	40 years and 122 days, from 25th January 1814
KENT.		
Certain Lands, formerly belonging to the late Manors of Dover, called The Maiden Gun	Robert Whitcomb, Esq.	30 years and 134 days, from 15th May 1815
Certain other Lands	Thomas Pepper	The like Term
Certain other Lands	John Duff	The like Term
LANCASHIRE.		
A Farm within the Manor of Blackland, called Aldringham Farm	John Edlebrin, and Thomas Good, Trustees	21 years, from 3d April 1816
A Farm, within the said Manor, called Aldringham Hall, and the Mill Farm	John and Thomas Cawood	The like Term
A Farm, within the said Manor, called Secker Park Farm	John Hinson	The like Term
A Farm, within the said Manor, called Clanton Farm	Thomas Aldhouse	The like Term
A Farm within the said Manor, called Deep Meadow, and the Curlew's Proprietors of One Park	Leonard Addison and James Jackson	The like Term
LINCOLNSHIRE.		
A Millings and Lands, in the Parish of Cuth	George Fowler the elder, and George Foster the younger	20 years, from 3d April 1816
The Manors reputed Manor of Haythorpe, and diverse Millings and Lands in Haythorpe, Askeby, and Mowby	Robert Clibber, Gentleman	30 years, from 20th October 1814
The Manors of Hall and Wolf Drayton, and the 2d curlew's Lands, near Aldborough, Tattersham, and Horncastle	Bernard Goodland, Esq. and others (Co. York)	The like Term, from 15th April 1814
The Manor of Epworth, with Wolfscrope and Henry, and diverse Lands and Tenements in Epworth, Selous, Oulton, and Hussy	Alexander Johnston, Esq. at the Manor of Henry Postlethwaite Lord, Curlew	30 years and 34 days, from 15th August 1814

have been before in Lease—continued.

No. 4.

ON NEW LEASE.				ON PRECEDING LEASES.		
Amount Value per Survey, in £ s. d.	Rents to be received in New Leases.	Times to be paid for the same.	Other Considerations for the NEW LEASES.	Amount Value per last preced- ing Survey, &c.	Rents received in last Leases.	Times paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
10 — —	215 17 —	— — —	— — —	215 17 10	26 17 10	270 14 7
11 2 2	155 17 10 And one half of the Net Pro- ceeds of all the Tithes which he made upon the Estate, or from the Wood gathered there- on.	— — —	<p>To amount in last <i>£</i> s. d. yearly in Food and Wine, as supplied to the Parish Church for the Holy Sa- crament, in statement in last account having been made in Selling the Rent, on account of the Charge on the Leases.</p> <p>The sum of <i>£</i> 145. 08. — paid by the Leases for the Crown's Proportion of the Expenses of attending the Assi- ses including and including the Waste Leases within the Manor.</p>	215 — —	16 7 —	280 — —
12 — —	290 — —	— — —	— — —	28 17 6	4 10 —	200 — —
13 — —	<p>1 2 4 per annum, and <i>£</i> 5. 10. per ton for Lead Ore, &c. 10. per ton for Copper Ore, 14s. per ton for Cinnabar, and 10s. per ton for all other Minerals.</p>	— — —	— — —	<p>Not ascertainable.</p>	<p>1 2 4 per annum, and <i>£</i> 5. 10. per ton, for Lead Ore, <i>£</i> 10. per ton for Copper Ore, 14s. per ton for Cinnabar, and 10s. per ton for all other Minerals.</p>	—
14 — —	240 — —	— — —	— — —	144 4 11	18 — 7	167 — —
15 — —	217 — —	— — —	— — —	— — —	— 7 94	—
16 — —	217 — —	— — —	— — —	217 12 —	47 12 104	470 — —
17 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
18 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
19 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
20 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
21 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
22 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
23 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
24 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
25 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
26 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
27 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
28 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
29 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
30 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
31 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
32 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
33 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
34 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
35 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
36 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
37 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
38 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
39 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
40 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
41 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
42 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
43 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
44 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
45 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
46 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
47 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
48 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
49 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
50 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
51 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
52 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
53 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
54 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
55 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
56 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
57 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
58 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
59 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
60 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
61 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
62 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
63 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
64 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
65 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
66 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
67 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
68 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
69 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
70 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
71 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
72 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
73 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
74 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
75 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
76 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
77 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
78 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
79 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
80 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
81 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
82 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
83 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
84 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
85 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
86 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
87 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
88 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
89 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
90 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
91 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
92 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
93 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
94 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
95 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
96 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
97 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
98 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
99 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —
100 — —	270 7 3	— — —	— — —	270 7 3	47 12 104	470 — —

Being the Pro-
portion payable for the Estate
of 10,000, sold as a Farm for
the Leases, and the value of the
Estate of 10,000, in 1870.
(continued)

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
MERIONETHSHIRE. The Priory of Original Priory, &c. in the County	E. W. Wynne Parke, Esq.	Vide <i>Antiquities</i> .
MONTGOMERYSHIRE. The Priory of Original Priory, &c. in the County	The Rev. John Rodes	Vide <i>Antiquities</i> .
NORFOLK. The Manor of Saxon Town, with the Appurtenances, and Several Aliements of Land	William Alston Richard, Lord Bedford	14 years from 25th September 1814
NORTHAMPTONSHIRE. The Manor of Bridgford, also Hauxton, with the Lands and Appurtenances thereto belonging	John Earl of Upper Ossy	20 years from 25th April 1814
WARWICKSHIRE. A Farm, called the Site of the Manor of Hampton-in-Arden	Robert Miles, Esq.	{ 20 years and 248 days, from 14th Feb. every day
TORKSHIRE. Two Farms in Sotham, called Sutton Grange and Greenhowgate Grange	Dame Ann Eliza Harland, Widow	21 years from 25th April 1814
A Grange, or Farm, called Howarth Grange, situated in Howarth, near the City of York	Gilbert Compton, Esq.	{ 20 years and 117 days, from 25th May 1814

CLASS II.—COMPRISING LANDS AND HEREDITAMENTS

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
CARNARVONSHIRE. All Quarries of Stone, Slate, and Limestone, within a certain Part of the Common of Walle, called Gellin y Erygryn, in the Parishes of Llanerog and Llanerdd, or over of them	Thomas Jones, Esq. and others	31 years, from the date of the Lease
All Mines and Minerals within certain Tracts of Walle Lands in the Parishes of Clunwy and Deffryn, in the Haver of Willeford	John Jones and others	31 years, from 20th October 1814
DEBEGSHIRE. All Mines of Iron and Coal within or under a Common called Llanerog, in the Parish of Radnor	William and John Haply	31 years, from 20th October 1814
A Limestone Rock adjoining	" " " " "	" " " "
MERIONETHSHIRE. All Mines, except Royal Mines, within the Common called Wynoddydd Mynydd in the Parish of Talybry	Hugh Williams, Esq. Hugh Williams, Jr. and John Pugh	31 years, from 20th October 1814

which have been before in Lease—continued.

No. 4.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per Survey on Cuth.	Rents to be received on New Leases.	Fines to be paid for the same.	Other Considerations for the NEW LEASES.	Annual Value per last preceding Survey, &c.	Rents received on last Lease.	Fines paid for last Lease.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
121 2 84	131 — — per annum from 24 September 1865 to Michaelmas 1871 100 — per annum for the remainder of the term.	— — —	— — —	74 2 84	7 10 2	147 — —
117 1 2	512 12 6	— — —	— — —	114 14 —	47 2 4	1,180 — —
107 6 7	414 4 4	— — —	The sum of 414s. to be paid out by the Crown, in making a lease under this Act. { If, in, in the last, to be expended within two years from the date of the Lease, in improving the Farm, both on Sussex Grange Farm.	147 — —	17 4 4	100 — —
101 8 2	197 10 2	— — —		74 — —	7 12 —	900 — —
101 1 2	412 12 6	— — —	— — —	150 — —	21 — —	480 — —
1,027 10 2	2,166 — —	— — —	— — —	1,349 — 15	694 1 7	11,244 7 7

WHICH HAVE NOT BEEN BEFORE IN LEASE.

Annual Value per Survey on Cuth.	Rents to be received on Leases.	Fines to be paid for the same.	Other Considerations for Leases.
£ s. d.	£ s. d.	£ s. d.	
Not ascertainable	1 — — and 1-10th part in value of all Stone, Iron, and Limestone, to be raised from the Precincts.	—	—
Not ascertainable	1 — — and 1-10th part in value of all Stone, Marble, and Miscellaneous, to be raised from the Precincts.	—	—
Not ascertainable	3 — — and 1-10th part in value of the Coal, and 1s. per Ton for the Limestone raised from the Precincts.	—	—
10 — —	20 — —	—	—
Not ascertainable	1 — — and 1-10th part in value of the Stone, Flints, and Gravel raised from the Precincts.	—	{ The sum of £400 to be laid out within four years from the commencement of the Lease, in Machinery, Working Roads, &c.
20 — —	20 — —	—	

A SCHEDULE of Messuages or Tenements, and Curtilages directed by Warrants of the Right but which Leases are not yet completed:—Showing, The annual Value of the Premises, as certified be reserved, and Fines to be paid, for such Leases; The Insurances to be made against Fire; and other of the Premises, by the last preceding Surveys, or other Accounts; and the Rents reserved, and Fines of the Premises as have been before in Lease:—Class II. Comprising each Part thereof as have

[Note.—In the Instances distinguished by an Asterisk (*), in which the last or present Leases contained other Houses and Rents, and Fines, is inserted in the

CLASS L.—Comprising Messuages or Tenements,

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
MIDDLESEX.		
A Piece of Ground, called Cook Close, with several Tenements and Buildings thereon, and an Acre of Land on South Field, in Eton	Mary Slater and James Slater	30 years, beginning July 1811
KENT.		
Three Houses, with Outbuildings, Yards, and Gardens situate adjoining, at Greenwich, (the Ground being part of a Close called Blackheath Field)	Thomas Barton, Esq. Secretary to the Commissioners of Excise	42½ years, from 1st January 1820
MIDDLESEX.		
A Messuage, with Office and Garden Ground, at Trenchard-street	George French, Esq.	19 years and 120 days, from and before 1812
A Piece of Ground, on the West Side of Duke-street, and South Side of Jermyn-street, with Three old Houses standing thereon	John Elliot, Esq.	30 years from 10th October 1810
A Messuage on the West Side of the Haymarket	Edward Farnell Calvert, at the nomination of Princess and Caroline Derby	42½ years, from 10th October 1812
A Piece of Ground, with Three old Messuages thereon, on the North-west corner of Piccadilly and Tottenham-street	Samuel Stone, Esq.	30 years, from 1st April 1812
Six Messuages on the North Side of High Holborn	" " " "	" " " "
Six Messuages, on the South Side of High Holborn, with a Tenement and Smith's Shop behind one of the last Messuages	" " " "	" " " "
One Messuage in Prince-street	" " " "	" " " "
Fourteen Messuages, on the West Side of Newington-street	Thomas Lee, Esq.	21 years and 90 days, from 10th July 1812
Five Messuages, on the East Side of Newington-street	" " " "	" " " "

No. 5.

honourable the Lords Commissioners of His Majesty's Treasury, to be granted by Leafes from The Crown, by Surveyors upon oath; The Names of the intended Lessees; The Terms to be granted; The Rents to be paid; and the Considerations for granting the same, respectively:—And showing also, The annual Value of such parts of the same, for the preceding Leafes thereof:—in TWO CLASSES; viz. Class I. Comprising such parts as have not been before in Lease.

And shewing before those to be comprised in the intended new Leafes, a proportionable part of the former annual Values, in Three Columns of the Schedule.]

which have been before in Lease.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Acre, as Contained in Oath.	Rents reserved on New Leafes.	Fines to be paid for the Same.	Infirmities to be made good, or paid For.	Other Considerations for the NEW LEASES.	Annual Value per Acre, as Contained in Oath, preceding Survey, &c.	Rents reserved on last Leafes.	Fines paid for last Leafes.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
171 10 — [including an apportionment for the Value of the Materials of old Build- ings on the Site of the intended new House.]	104 00 —	— — —	3,480 — —	{ £1,400 to be expended in erect- ing Three new Houses, and £151 in Repairs }	124 10 —	16 4 4	310 — —
151 — —	105 1 —	187 — —	2,000 — —	£250 Repairs — —	116 1 4	8 3 4	26 5 —
200 — —	126 9 4	1,564 — —	2,000 — —	£250 Repairs — —	150 — —	3 — —	210 — —
17 1 3	{ A Paper Case for the last year, and 14 s. d. thereabout. }	— — —	1,400 — —	{ £2,100 to be expended in erect- ing Three new Houses }	10 — —	1 1 4	40 — —
10 11 4 [Annual Val- ue of the Ground, in- cluding an apportionment for the Value of the old Ma- terials.]	11 11 4	— — —	1,000 — —	{ £1,400 to be expended in erect- ing seven House }	145 12 9	3 — —	18 1 1
14 18 — [Value of the part of the Ground which forms the Site of the new House, which has been erected on the Premises.]	{ A Paper Case for the last year, and thereabout 14 11 — including an apportionment for the Value of the Materials of the old Buildings. }	— — —	700 — —	{ £200 expended in erecting a new House upon Part of the Ground (the remaining part of the Ground being sold to the Crown, for the purpose of improving the entrance into Titchmarsh Street, from Fossilly) }	148 — —	4 6 3	very 17 3
100 — —	604 01 —	4,510 — —	17,310 — —	£2,151 Repairs — —			
125 10 —							
140 — —							
150 — —							

(continued)

No. 3.

CLASS L—Comprising Messuages or Tenements

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERM.
MIDDLE-SEX—continued.		
A Plot of Ground on the North Side of High Holborn, with eight Messuages fronting thereon	- - - - -	- - - - -
A Plot of Ground on the South Side of High Holborn, with six Messuages fronting thereon	- - - - -	- - - - -
A Plot of Ground on the West Side of Moyses-street, with six Messuages fronting thereon	Thomas Lee, Esq. (continued)	80 years and 91 days, from 17th July 1849
<i>And,</i>		
A Plot of Ground on the East Side of Moyses-street, with four old Buildings fronting thereon	- - - - -	- - - - -
A Messuage and Office, in Priory Garden	- - - - -	16 years from 1st August 1848
	Mr John Thomas Stanley, Bar.	
A Plot of Ground, being the greater part of the Ground on which the late-mentioned Messuage and Office stand, for the site of a Messuage and Offices or improved premises	- - - - -	80 years, to commence from the end of the first 16 years, and ending up thenceforth 99 years
Two Messuages on the West Side of Bury-street	Charles Victor Moore, Esq. and Alexander Lamb, Gentlemen, (in trust for James Delaney, Esq. and Elizabeth his Wife)	50 years, from 5th April 1849
Two Messuages on the West Side of Duke-street		
<i>And,</i>		
Two Messuages in Duke's Court	- - - - -	- - - - -
A Messuage on the North Side of Little Ryder-street	William D'Arcy Todd	50 years from 5th April 1849
A Messuage on the North Side of New-street, Spring Garden	Charles Shaw Leckers, Esq.	47 years and 113 days, from 19th June 1848
A Messuage on the North Side of New-street, Spring Garden	Edward Elton, Esq.	47 years and 113 days, from 19th June 1848
A Messuage and Back Building on the West Side of Bury-street, St. James's	John Best, Clerk	50 years from 5th April 1848
A Capital Messuage, with Domestic and Stable Offices, Garden, and Pleasure Ground, in Priory Garden	Archibald, Earl of Colville	99 years from 5th July 1846
A Messuage and a Building behind the same, on the South Side of Jersey-street, were sold as one lot	- - - - -	50 years from 10th October 1844
<i>And,</i>		
A Messuage on the East Side of Duke-street, St. James's, including Backwards to the late-mentioned Premises, together with the exclusive use of the passage on the North Side thereof, during the full 40 years of the term, but excepting, during the time 40 years, a portion of the site of the said Messuage on the South Side thereof	Robert Miller, Street Keeper.	50 years from 10th October 1844
<i>And</i>		
One other Messuage on the South Side of Jersey-street, being occupying a small back or piece of ground at the South end of the Western boundary of the site thereof	- - - - -	50 years from 5th April 1848

which have been before in Lease—continued.

No. 5.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Survey on Cash.	Rents to be returned in New Lease.	Flats to be paid for the term.	Interest to be made against Free.	Other Contributions, for the NEW LEASE.	Annual Value per last preced- ing Survey, &c.	Rents returned on last Lease.	Flats paid for last Lease.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
143 17 — exclusive of the old ma- terials. 140 15 — exclusive of the old ma- terials. 3 2 — exclusive of the old ma- terials. 17 — — exclusive of the old ma- terials.	150 15 3 including compen- sation for the value of the old materials.	— — —	5,300 — —	{ £11,100 to be expended in erecting new House, and other Buildings, on the ground.	604 — —	50 — —	100 — —
100 — —	120 — — from last 6th Lease.	— — —	— — —	£100 Repairs			
Annual Value of the build- ing Ground, 144 15 — and in line of division of the materials of the old Buildings, 25 11 4	A Pepper Corn for the full year and a half, and afterwards 15 4 6	— — —	Tradehold of the old of the new Buildings, being about 5,500 — —	{ £4,000 to be expended in erecting a New Dwelling House, with Terrace and Sub-Office in the East Front.	*78 11 —	14 15 3	—
119 — —	117 11 —	1,084 — —	2,500 — —	£150 Repairs	*107 11 —	14 10 —	21 7 —
60 — —	25 3 —	189 — —	900 — —	£100 Repairs	16 — —	3 13 —	30 — —
140 — —	150 4 6	694 — —	2,000 — —	— — — —	*141 13 9	13 4 9	106 15 3
140 — —	157 11 —	658 — —	2,500 — —	— — — —	*14 15 3	13 7 4	60 14 6
40 — —	16 15 —	113 — —	500 — —	£10 Repairs	30 — —	4 10 —	15 — —
245 — —	A Pepper Corn for the full year and three quarters, and afterwards 100 10 104 into the further sum of £104 5 — from 24th July 1800, in respect of Land not returned. 32 16 —	— — —	4,000 — —	{ £5,000 expended in erecting the last Maltings and Offices, and the expense of enclosing the Pleasure Ground with iron railing.	*109 15 —	20 1 10	37 15 10
190 — —	32 16 —	— — —	3,500 — —	£1,500 Repairs	*100 — —	10 10 —	21 6 3
50 — — for the full 22 years, during which time he provides himself in default of repairs; and the the remainder of the term, a Ground Rent of 31 15 — including an improvement for the value of the old materials.	30 15 6 and 10th Dec- ember 1815, and 31 15 — afterwards.	1,200 — —	300 — — to be expended in erecting the new Maltings and covered in.	{ £250 Repairs, and £1,000 to be expended in erecting a substantial Maltings on the site of the present Buildings, situated at the Maltings side, where the following Land of adjoining Properties will require.	*25 2 6	4 13 9	41 13 4
44 — —	21 11 —	— — —	1,500 — —	£250 Repairs and Improvements	*40 — —	3 9 3	40 — —

(124.)

U

(continued)

No. 5.

CLASS L—Compiling Messages or Tenements

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
<p>MIDDLESEX—continued.</p> <p>MARY-LE BONE-PARK ESTATE.</p> <p>A Plot of Ground, in the South-west quarter of a Crown of Houses, proposed to be erected in the North end of the Street, formed in continuation of Portland Place, and to be called the Regent's Circus; being the site of the fourth House in the first Circus, Westwards from the first Street, including the corner House.</p> <p>A Plot of Ground, off in the North-west quarter of the first Circus; being the site of the fifth House in the first Circus, Westwards from the first Street, formed in continuation of Portland Place, including the corner House.</p> <p>A Plot of Ground, off in the South-west quarter of the first Circus; being the site of the sixth House in the first Circus, Westwards from the first Street, formed in continuation of Portland Place, including the corner House.</p> <p>A Plot of Ground, off in the North-west quarter of the first Circus; being the site of the seventh House intended to be erected in the first Circus, Westwards from the first Street, formed in continuation of Portland Place, including the corner House.</p> <p>A Plot of Ground, off in the South-west quarter of the first Circus; being the site of the eighth House intended to be erected in the first Circus, Westwards from the first Street, formed in continuation of Portland Place, including the corner House.</p>		
	Charles Meyer	50 years, from 31st July 1814
	Charles Meyer	50 years, from 31st July 1814
	Charles Meyer	50 years, from 31st July 1814
	Charles Meyer	50 years, from 31st July 1814
	Charles Meyer	50 years, from 31st July 1814

which have been before in Leaf—continued.

No. 5.

ON NEW LEASES.					ON PROCEEDING LEASES.		
Annual Value per Survey in Pounds.	Rent to be referred to New Leases.	Time to be paid for the Term.	Information to be made up to the First.	Other Conditions for the NEW LEASES.	Annual Value per Survey in Pounds.	Rent referred to New Leases.	Time paid for the Term.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
10	<p>“A Pepper Corn for the first three years; 10 10 — per Acre for the next two years; and 10 — — per Acre for the remainder of the Term.”</p>	—	<p>1,000 ac. or in the last, and to increase the same from time to time in the proportion of the increase of the rent, so that the land shall be fully cultivated in the first year of the Term.</p>	<p>The Costs, Charges, and Expenses of surveying and making a Judicial Mortgage and Sale Office on the first Ground.</p>			
10	<p>“A Pepper Corn for the first three years; 10 10 — per Acre for the next two years; and 10 — — per Acre for the remainder of the Term.”</p>	—	<p>The like In- crease as above.</p>	<p>The Costs, Charges, and Expenses of surveying and making a Judicial Mortgage and Sale Office on the first Ground.</p>			
11	<p>“A Pepper Corn for the first three years; 10 10 — per Acre for the next two years; and 10 — — per Acre for the remainder of the Term.”</p>	—	<p>The like In- crease as above.</p>	<p>The Costs, Charges, and Expenses of surveying and making a Judicial Mortgage and Sale Office on the first Ground.</p>	<p>Part of Mary-le-bone Park. Vide Stat. Appendix No. 1, page 41, 42, 43.</p>		
11	<p>“A Pepper Corn for the first three years; 10 10 — per Acre for the next two years; and 10 — — per Acre for the remainder of the Term.”</p>	—	<p>The like In- crease as above.</p>	<p>The Costs, Charges, and Expenses of surveying and making a Judicial Mortgage and Sale Office on the first Ground.</p>			
11	<p>“A Pepper Corn for the first three years; 10 10 — per Acre for the next two years; and 10 — — per Acre for the remainder of the Term.”</p>	—	<p>The like In- crease as above.</p>	<p>The Costs, Charges, and Expenses of surveying and making a Judicial Mortgage and Sale Office on the first Ground.</p>			
11	<p>“A Pepper Corn for the first three years; 10 10 — per Acre for the next two years; and 10 — — per Acre for the remainder of the Term.”</p>	—	<p>The like In- crease as above.</p>	<p>The Costs, Charges, and Expenses of surveying and making a Judicial Mortgage and Sale Office on the first Ground.</p>			

(continued)

PROMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
MISCELLANEOUS—Mary-In-lane Park Estate—continued.		
A Plot of Ground, situate in the South-west quarter of the said Curzon, being the site of the said House intended to be erected in the said Curzon, Westwards from the said Screen, formed by continuation of Portland Place, including the aforesaid House.	Charles Moore	99 years, from 25th July 1812.
A Plot of Ground in the South-west part of Mary-In-lane Park, to be appropriated as Garden, Walk, or Carriage-way, to contain contiguous Houses on the South side of the River Road.	George Cooke, Gentleman.	50 years, from 25th April 1813.
SURREY.		
A Capital Messuage, with Office and Gardens, near Palace Lane, Richmond.		27 years and 249 days, from 25th October 1814.
And, a Cottage and Garden in Palace Lane aforesaid ;	William Kewen, Esq.	
And		30 years, from 25th October 1812.
A Piece of Ground in the Palace Court, in Green Court, adjoining to the said Cottage and Garden.		
A House and Office Buildings, with a Garden and detached Building, at Richmond Green.	Mr David Dundas, Barr.	41½ years, from 25th April 1814.

CLASS II—COMPRISING MESSAGES OR TENEMENT

PREMISES TO BE GRANTED,	TO WHOM	FOR WHAT TERMS
MIDDLESEX.		
A Piece of Ground, part of Hampton Court Green - -	Henry Trail, Esq. - -	151 years, from 5th January 1814
A Mortgage on Hampton Court - - -	Nathan Egerton Garlick, Esq. -	<div style="display: inline-block; vertical-align: middle;"> { 50 years, from 5th April 1811, secured { with the life of Miss Mary { Ansell " " " " </div>
A Plot of Ground on the South Side of the Bird Cage Walk, St. James's Park - - - - -	Thomas Reed Kemp, Esq. - -	25 years, from 5th April 1814 -
A Plot of Ground on the North Side of the Bird Cage Walk, St. James's Park, adjoining Wakehursts the last mentioned Plot.	Jeremy Beathan, Esq. - -	25 years from 5th April 1814 -
Detail - - -	" - " - -	" - " - -

which have been before in Lease—continued.

No. 5.

ON NEW LEASES.				ON PRECEDING LEASES.			
Annual Value per Survey as Quoted.	Rents to be referred to New Leases.	Fines to be paid for the same.	Indemnities to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preceding Survey as Quoted.	Rents referred to last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
21 — —	[A Pepper Corn for the first three years, and 15 ⁰⁰ — per annum for the next nine years, and 15 — — per annum for the remainder of the Term.]	— — —	[The like Indemnity as above.]	[The Costs, Charges, and Expenses of erecting and building a dwelling, and Vestibule and Stable Offices on the last Ground.]			
109 — —	109 — —	— — —	[Both fine or sum as shall be agreed to in last 10th of the actual cost of any Buildings which may be erected on the last Ground during the Term.]	[The Costs and Charges of the last fine, in erecting and forming the last Ground.]	Part of Marylebone Park. This Rent Appends, No. 3. Page 24, 25, 26th.		
139 — —	(Ground Rent) 60 — —	— — —	4,000 — —	[The Expenses of erecting the last Capital Buildings, &c., and of the required Improvements, and £500 to be expended in Repairs.]			
14 — —	[A Pepper Corn for the first three quarters of a year, and 14 — — afterwards.]	174 — —	800 — —	[£400 Repairs, &c., of the Cottage, and £500 to be expended in erecting Stables, &c., on the last Ground.]	75 — —	4 — —	3 10 11
90 — —	23 1 —	183 — —	1,000 — —	£230 Repairs	23 — —	7 10 —	9 7 6
1,044 11 2	1,042 10 9	1,039 — —	11,200 — —		£ 1,044 17 9	107 10 1	1,036 14 —

WHICH HAVE NOT BEEN BEFORE IN LEASE.

Annual Value per Survey as Quoted.	Rents to be referred to new Leases.	Fines to be paid for the same.	Indemnities to be made against Fire.	OTHER CONSIDERATIONS FOR THE LEASES.
£ s. d.	£ s. d.	£ s. d.	£ s. d.	
14 — —	14 — —	— — —	— — —	Expenses of enclosing the Ground, and Power to release the Premises at any time.
48 — —	[A Pepper Corn and the share of Mrs. Anderson, the present occupier thereof, and afterwards 48 — —]	— — —	200 — —	[£200 Repairs, and the site of the Premises already and abtolutely referred and appropriated during her life to the last Mary Anderson, formerly a Housekeeper at Hampton Court Palace.]
17 17 6	17 17 6	— — —	— — —	[The Costs and Charges of enclosing the Ground with excepts from Walling, and of laying out the site in its ornamental Garden; with power to the Crown to refuse on the monthly notice, an assignment of a proportional part of the Expense of Inclosures.]
10 10 —	10 10 —	— — —	— — —	On April.
90 7 6	90 7 6	— — —	200 — —	N. B.—The two last-mentioned Plots of Ground were, in the year 1583, included from the Park by Mr. Beudant, under the authority of the Earl of Southampton, then Ranger of St. James's Park, upon condition to pay a yearly Rent of £15 10s; in which Rent Mr. Beudant remained to hold the lease until the 25th April 1589.
90 7 6	23 5 6	— — —	200 — —	

SCHEDULE of GRANTS, in Perpetuity, of Lands and Hereditaments, passed under the Great Report of The Commissioners of His

DATES of GRANTS.	LANDS and HEREDITAMENTS Granted, and under what ACTS.	TO WHOM GRANTED.
NORTHAMPTONSHIRE.		
1813. March 18.	All the Ethen, Right, Title, and Interest remaining in His Majesty, in and upon the Ethen or Walls of Wall Hill, in the Forest of Rockingham, under an Act passed 34 Geo. III. (1795), to enable His Majesty to grant the same to Henry Earl of Essex, his Heirs and Assigns, in Fee Simple, upon a full and adequate Consideration to be paid for the same	Albert Lord St. Helens, John Lord Hunsdon, William Rutland, Clerk, and Evan Pechell, Gentlemen, Trustees under the Will of Henry late Earl of Essex deceased
June 2.	All the Ethen, Right, Title, and Interest, remaining in His Majesty, in and upon the Ethen or Walls of Farming Woods, in the Forest of Rockingham	- - - - -
	And also, The Reversion of the Office of Master Forester and Keeper of Farming Woods, and divers other Offices, Rents, and other Hereditaments, in the County, in which the Game was granted, for his life, by Grant from His present Majesty, under an Act passed 34 G. III. 1795, to enable His Majesty to grant the same to John, Earl of Upper Ossory, his Heirs, and Assigns, in Fee Simple, upon a full and adequate Consideration to be paid for the same	John, Earl of Upper Ossory - - - - -
SURREY.		
1813. August 17.	The Manor of Ryton and Weybridge, with Ryton, or Weybridge Park, and a capital Messuage and Offices, and other Messuages, and Buildings there	- - - - -
	Also, The Manor of Walton Leigh, and divers Messuages and Lands therein	- - - - -
	Also, A Capital Messuage, called Brewhouse, with Offices, Gardens, and several Parcels of Land, situated at Weybridge	- - - - -
	Also, A Farm House, and divers Lands, called Brewhouse Farm, at Weybridge	- - - - -
	Also, A Messuage and Lands, called Childe, near Weybridge	- - - - -
	Also, Two Conary Warrens, within the Manor of Ryton and Weybridge	Edward Marjoribanks and James William Farren, Esqrs. Trustees for His Royal Highness Frederick, Duke of York and Albany
	Also, A Parcel of Land, called Miller's Meadow, at Weybridge; and divers Parcels of Land, called Kites in the Parish of Chertsey	- - - - -
	And, All Lands, Tenements, and Hereditaments, which, by clause of or under any Statute Act or Acts, have been or shall or may be aliened or conveyed, in respect of the several Manors, Parks, Messuages, Lands, Tenements, Hereditaments, and Premises; (not excepting such of the last Premises as have been, by virtue of any such Acts, conveyed and aliened to any Persons in exchange, for other Premises) Together with the Timber, Woods, Mires, and Quarries in and upon the said Premises, and the Rents reserved by the said Lord thereof, under the authority of an Act of Parliament, passed in the 44th year of His present Majesty's reign, entitled "An Act to enable His Majesty to grant the Inheritance, in Fee Simple, of certain Manors, Messuages, Lands, and Hereditaments, in the Parishes of Ryton, Weybridge, Walton Leigh, and Chertsey, in the County of Surrey, to His Royal Highness Frederick Duke of York and Albany, for a valuable Consideration"	- - - - -

6.

ed, in virtue of Special Acts of Parliament, since the time of making to the Legislature the First Majesty's Woods, Forests, and Land Revenues.

Annual Value per Survey, in Guineas.	CONSIDERATIONS FOR GRANTS.			CONSIDERATIONS FOR PRECEDING YEARS.		
	Annual Rent.	Forest Money.		Annual Value per preceding Survey, &c.	Annual Rent.	Fine.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
177 2 6 Exclusive of the Value of the Timber and a Lodge — —	— — —	2,215 4	Appropriated by the Act 23 Geo. III. cap. 281, Sec. 11, to the Purchase of Lands or Rights to or over Lands fit and proper for the Growth and Cul- tivation of Woodland Timber, for the Use of the Navy — —	Not ascertainable.	—	—
177 2 6 Exclusive of the Value of the Timber, Lodge, and Doez — —	— — —	1,961 10	Including the Value of His Majesty's interest in the Dore, also appro- priated as above stated — —	Not ascertainable.	—	—
7 2 6						
— — —	— — —	— — —	— — —	171 12 10	78 — —	700 — —
— — —	— — —	— — —	— — —	173 2 10½	18 4 6	760 — —
— — —	— — —	— — —	— — —	77 17 6	9 14 2	760 — —
— — —	— — —	— — —	— — —	175 1 6	16 10 2	— — —
— — —	— — —	— — —	— — —	64 19 —	7 17 4½	704 — —
1,714 19 — Being computed at 2 per cent. on the principal con- sideration Guineas —	— — —	12,127 2 9	Paid into the Bank of England on the 26th Inst. 1813; whereas the Sum of £100,000, £. s. d. was the interest com- puted upon the Principal Sum of £174,155 2 s. 6, at the rate of 5 per cent. per annum, from the end of May 1809, when the Surveyor's Valuation of the Forests was delivered, up to the time of Payment, after deduct- ing from each Interest the Rates and Taxes which were, during that pe- riod, paid to the Crown, and also the Proportion Due. This Sum has been paid to the Commissioners for entering the Act 23 Geo. III. cap. 211. for making a new Survey from Mary- lebone Park to Claring Creek.	72 — —	1 — —	10 12 —
— — —	— — —	— — —	— — —	713 3 —	2 2 2½	61 14 4
4,125 5 6	— — —	22,660 — —		1,044 2 2½	117 10 5	1,094 3 2

Appendix,

Appendix, No. 7.

AN ACCOUNT of all Fees Fines and other Unimprovable Revenues which have been sold by The Commissioners of His Majesty's Woods, Forests, and Land Revenues, from the Time of making their First Report to the time of making the Second Report to the Legislature; and of the Partials Money paid for the same; and the Amount of the Turnpike Cost. Consolidated Bank Annuities purchased therewith in the Name of the Lord High Treasurer of England, by virtue of an Act of Parliament passed in the 14th year of His Majesty's Reign, intitled "An Act for the better Mangement of the Land Revenues of the Crown, and for the sale of Fee-Farm and other Unimprovable Revenues;"—and of an Act passed in the 30th year of His Majesty's Reign, intitled "An Act for uniting the Offices of Surveyor General of the Land Revenues of the Crown, and Surveyor General of His Majesty's Woods, Forests, Parks, and Chases."

Date of Commission.	Name of Particular.	RENTS SOLD.	Land Tax allowed.	Partials Money.
ENGLAND.				
		NORFOLKSHIRE.	£ s. d.	£ s. d.
1813, Feb. 4.	Charles Scott Esq. - -	A Tenement, called the Green Shoof, in Bedford	- 4 -	5 8 -
		CAMBRIDGESHIRE.		
1814, May 15.	William Adams - -	A Tenement at Southam - - -	- - 8	- 18 -
		CHESHIRE.		
1813, Dec. 3.	The Right Hon. Eliza Harcourt } Warren Boscawen, Wilton } and Bulkeley	Lease in Payment - - -	- 4 10	2 16 4
		CUMBERLAND.		
1813, Nov. 25.	Charles Bestwood Pinfold Esq. } Esq. - - -	For Highgate 180 Tyths of Grains - -	- 6 8	} 14 7 -
		For the like in Solon - - -	- 12 4	
		For the like in Southfield - - -	- 2 4	
		For the like in Helton - - -	- 10 -	
		For the like in Other Helton - - -	- 14 -	- 2 -
		DEVONSHIRE.		
1813, m. 22.	The Rev. John Hale, Clerk -	Lease and Tenements in Modbury, after Edm. Modbury, in Great Wood Esq. - -	- 2 5	} 14 6 1
		Lease and Tenements in Wootton-Warley - -	- 8 8	
Dec. 3.	Samuel Hedge, Gent. - -	Lease and Tenements in Upport - -	- 3 3	4 8 1
		DORSETSHIRE.		
1813, April 13.	William Sellers, Esq. - -	Lease in Sarrepoint - - -	- 4 4	5 17 -
1813, March 13.	William Henry White, Esq. -	For Hordchurch Manor - - -	- 18 4	} 34 14 -
		Hordchurch Rectory - - -	- 13 4	
		HERTFORDSHIRE.		
1813, July 20.	George Whittington, Esq. -	Parson of Chesham - - -	- 12 4	17 2 -
1813, Nov. 21.	Mary Gordon, Spinster -	Part of the 1st for two Tenements called the Assassins, St. John's - - -	- - 11	1 4 -
		MIDDLESEX.		
1814, April 15.	St. William Manners, Barr. -	Lease in Tryford (Windsor road) - -	- 5 -	6 15 -
		LONDON.		
1813, March 22.	Charles Gordon of St. Martin's } Lodge - - -	Tenements in Aldersbury, Thames-side -	1 4 1	19 9 1
1814, May 15.	Samuel Bell and John Bell } Gentles, gentles, church- } wardens of the Parish of St. } Basil's, Aldgate - - -	Tenements in Aldersbury-street - -	- 7 1	9 19 1

Date of Conveyance.	Name of Purchaser.	PLOTS SOLD.	Land Tax Abated.	Purchase Money.
		LONDON—continued.	£ s. d.	£ s. d.
1814. June 30.	John Bentley Wilson, Esq.	For Tenements in Felling-Lane	1 10 —	21 4 —
1815. June 4.	George Robinson, Esq.	For a Milling in Chertsey's Yard, formerly the Last Quay's, now built over Tenements	— 10 —	25 16 —
		MIDDLESEX.		
1816. Sept. 19.	Charles Wilson, Duke of Devonshire and Queensberry	A large Parcel of Ground behind the Manor, upon St. Martin's Lane	— 3 —	4 13 —
		RAILWICK of St. JAMES.		
1814. April 13.	The Most Noble William Henry Cavendish Duke of Portland	Kemp's Field and Bowden's Close, Coleman Ridge, or Coleman Ridge Field, and Bowden's Field, also Bowden's Close	3 1 4	— 14 —
		NORTHAMPTONSHIRE.		
1815. March 11.	William Horne, Esq.	For the Manor of Midleton Chantry, (part of A. 1. 1. 21)	— 14 3	— 17 1
Oct. 11.	Mary Perrell, Widow	For Lands at Northcote	— — 6	— 13 6
		SUFFOLK.		
1813. June 15.	John Marlowe Raker, Merchant	Lands at Hoxton	— — 7	— 16 —
July 30.	Samuel Tattersall, Yeoman	Tenement in Whitechapel, in Rotheridge Hundred	— — 3	— 7 —
Sept. 19.	John Payer, Farmer	Lands at Whymond	— — 3	— 7 —
1813. Jan. 10.	Henry Swadlow, Esq.	The Rosh and Crown at Hoxton	— — 6	— 13 4
Feb. 4.	Rev. John Edge, Clerk, and William Speck, M.D.	Chantry Lands at Backman	— — 3	— 7 —
March 9.	Bartholomew Edge and George Speck, Commissioners of the Excise	Lands at Hoxton, called Church Meadow, in Rotheridge Hundred	— — 3	— 7 —
	Bartholomew Edge, Esq.	Lands at Dorech	— 2 4	3 3 —
June 20.	William Scott, Gent.	Land in Epton, in Thetford Hundred	— 4 11	3 13 4
1814. Feb. 7.	The Rev. Roger Kington	Land at Roughton, in Thetford Hundred	— — 3	— 7 —
May 19.	Elizabeth Syden, Widow	Tenement and Land called Burton's in Fellingford, in Rotheridge Hundred	— — 6	— 13 4
	John Canning and Robert Manning, Commissioners of the Ports of Playford	Land in Playford	— — 4	— 4 6
1813. March 11.	John Henry, Duke of Rutland	A Rectory or Cells Guard Rent of 5s. 6d. per Term, at 20 Weeks to a Term, for Lodges and Inclosures, per annum	— 14 11	18 11 —
June 27.	The Right Honourable Herman Earl of Oxford	For the Manor of Wotton in Wokingham	— 3 4	4 14 4
		WORCESTERSHIRE.		
1813. March 3.	Robert Knight	Manor of Welbourn, also Colchester	1 11 4	— 6 —
1815. Nov. 17.	Mr. William Stalled	For Lands and Tenements in Worcester City	— 9 4	18 3 —
		TORKSHIRE.		
1815. Oct. 19.	William Hall, Ass. Register, and John Lee	A Close of Land in the North of Beverley Rect.	— 3 —	6 13 —
			18 7 10 1/2	4 3 4
				488 11 6

Date of Certificate.	Name of Purchaser.	RENTS SOLD.	Land Tax cleared.	Purchase Money.
		WALES.	£ s. d.	£ s. d.
		ANGLESEY.		
1843, Dec. 3.	The Right honorable Thomas James Warren Esquire Lord Valence's Secretary	Molys Mill - - - - -	— 4 —	—
		Rodney of Penryn - - - - -	1 — 3	— 11 —
		Three Days Land, and Breagelway in Tallichion Hundred - - - - -	1 12 4	11 11 —
		Clonock and Llanidloes - - - - -	14 —	1 16 —
		Leaslip or Manor of Gellingsay - - - - -	12 —	4 —
		PENBROKESHIRE.		
1844, Feb. 7.	William Edwards, Esq.	A Moiety of certain Lands in Eillemore - - - - -	4 —	— 16 —
		PENBROKESHIRE.		
1845, Mar. 21.	John Heyrick, Esq.	For four Townships and a Mill in Denmech - - - - -	1 16 4	— 14 —
		For Ringfenced and Garden - - - - -	2 6 —	— 11 —
		For a Township in Cefnllan - - - - -	— 14 6	—
Sept. 3.	John Harcourt Powell, Esq.	For Land in Welfillidion, parcel of the Lordship of Caernarvon - - - - -	1 —	— 11 —
		For a Township in Welfillidion, formerly in the tenure of John Morris - - - - -	1 4 —	— 4 —
		For two Townships there, formerly in the tenure of John Edward - - - - -	1 7 11	— 11 —
		For a Township and Mountains Land in New Caernarvon, formerly in the tenure of John Ap Hugh - - - - -	— 7 —	—
		£	53 19 6	1,187 19 6

TOTALS.

	Rents sold.	Land Tax cleared.	Purchase Money.
	£ s. d.	£ s. d.	£ s. d.
in ENGLAND - - - - -	111 3 10	4 3 4	424 12 6
in WALES - - - - -	61 19 6	19 11 —	1,187 19 6
Land Tax cleared - - - - -	14 7 4	24 15 4	1,812 11 —
Net Amount - - - - -	67 12 —		
Of which sum of £1,812, 11, there has been laid out in the purchase of £1,178, 4, 6, Three-per-Cent. Consolidated Bank Annuities, the sum of - - - - -			1,178 4 6
Annual Amount of the Dividend of the said Stock £25. 1. 2.			
And the Exchequer has been applied to the purchase of the New Street A.R. 21 Gns. III. exp. 1841, purchase - - - - -			790 12 6
on the A.R. 24 Gns. III. exp. 1841, being - - - - -			1,178 11 —

APPENDIX, No. 8.

A SCHEDULE of all MANORS, BUILDINGS, LANDS, and other HEREDITAMENTS, belonging to the Crown, since the Time of making their First Report to the Legislature; by virtue of the Act 34 Geo. III. cap. 70, for the further Improvement of the Land Revenue of the Crown:—Showing the Purchasers; The Annual Value of the said Premises, as returned on oath by the Surveyors; The Purchase Money paid for the Premises:—And also showing, The Annual Value of such parts of the said Premises, as are let to the public, and The Rents reserved and Fines paid for the left or subsisting Leases thereof.

[Note.—In the Instances in which the Lessee contained other Premises before the said Act, a proportionable part of the last yearly Value is entered.]

DATES of CONTRACTS.	PREMISES SOLD.	NAMES OF PURCHASERS.
SOMERSETSHIRE.		
1813. February 4.	A Piece of Ground, containing 1 a. 1 r. with 2 House, Three old Cottages, and other Buildings thereon, in Town Street and Mill Lane, Bathford.	John Duke of Bedford
WILTSHIRE.		
1814. October 4.	A Parcel of Ground, containing 18 Acres, with a Tannery thereon, in the Highways of Wootton Bassett, on the South west corner of the Bridge there; for improving the water in the said Bridge.	James Mackintosh Esq. or the assignees of the Trustees of Wootton Bassett Bridge.
CAMBRIDGESHIRE.		
1815. November 10.	The Site of the ancient Manstead or Palace of Epsom, consisting of one square of an Acre of Ground, with two old Cottages thereon.	Thomas Worsley, Esq.
CARMARTHENSHIRE.		
1815. September 11.	All Mineral Rights and Regalia within and over the Hamlet of Pantycymmer, (except Mines, Quarries, and Minerals) parcel of the Manor of Dine.	Thomas Foley, Esq. Vice Admiral of the Fleet.
DEBROSHIRE.		
1815. July 10.	A Parcel of Land, containing 1 a. 32 r. in the Parish of St. Mary, situated in the Parish of Mappleton, in the Lord of the Soil, under the Act 48 Geo. III. intitled "An Act for enclosing Lands in that Parish of the Parish of St. Mary, in the County of Flint and Denbigh, which lands within the franchise of Rhuddlan, in the said County of Flint."	John Lloyd, of Wrexham, Esq.
DURHAM.		
1815. November 15.	A Messuage and Lands, containing 1 a. 1 r. 32 p. in the Parish of St. Mary, in the City of Durham.	Sir George Sturt, Bart.
ESSEX.		
1815. May 10.	A Parcel of Ground, part of the Soil of a certain Croft, called Leigh Croft, near the Town of Leigh, is to be sold as an Optical Library.	William Allen, Gent.
HERTFORDSHIRE.		
1815. September 10.	A Parcel of Common Meadow Land, called King's Mead, containing 14 a. 2 r. 1 p. in the Parish of St. Mary, in the City of Hertford.	Robert Parker, Esq.
1815. May 1.	A Parcel of Ground, containing 1 a. 14 r. in the Parish of St. Mary, in the City of Hertford, with three old Cottages thereon.	John Hutton
	A Parcel of Land now in Orchard, containing 1 a. 40 p. in the Parish of St. Mary, in the City of Hertford.	Miss Pigott, and William Young Wood
	And, Two Farms, containing together 1 a. 1 r. 32 p. in the Parish of St. Mary, in the City of Hertford.	land

No. 8.

The Crown, which have been sold by the Commissioners of His Majesty's Woods, Forests, and Land
 48 Geo III. cap. 73. to improve the Land Revenue of the Crown in England; or of the Act
 The Dates of the Contracts for such Sales respectively; The Premises comprised therein; The Names
 employed to survey the same; The Terms unexpired of the subsisting Leases at the time of Sale; and
 of the Premises as had been held under Lease, by the last preceding Surveys, or other Accounts; and

those which have been sold, and which are distinguished by an Asterisk (*),
 Rents, and Fines, is inserted in this schedule.

Annual Value per Survey as Cash.	Terms unexpired of subsisting Leases at the time of Sale.	Purchase Money.	Annual Value per lot (including Surveys, &c.	Rents received in last Lease.	Fines paid for last Lease.
£ s. d.		£ s. d.			
30 — —	{ The Lifetime of the said John Duke of Bedford }	100 — —	Parcel of certain Lands and Townships, which, with the Manor of Aspley, were granted, 12th February 1721, to Gertrude then Duchess of Bedford, and other persons, in Trust, at a Rent of £50, and for a Fine of £500, the whole long then granted to be of the annual Value of £200 & 11. The Proportions of which Rent, Fine, and Value, applicable to this portion of the Estate, cannot be ascertained.		
20 — —	— — —	250 — —	£ s. d. 76 18 3	£ s. d. 1 14 10	£ s. d. 12 18 1
22 12 —	— — —	300 — —	10 — —	— 4 1	10 — —
4 12 — being computed at 2 per cent. on the Considera- tion Money.	— — —	92 — —	—	—	—
1 10 —	None in Lease	78 — —	—	—	—
10 15 6 subject to Land Tax.	— — —	600 — —	4 — —	1 — —	20 — —
25 — —	14 years	1,000 — —	20 — —	10 — —	100 — —
30 — —	194 days	1,475 — —	—	—	—
— — —	Do.	450 — —	27 — —	4 — —	220 — —
12 — —	Do.	—	—	—	—
— — —	Do.	112 — —	—	—	—

(124.)

Z

(continued)

No. 3.

Schedule of all Manors, Buildings,

DATES of CONTRACTS.	PREMISES SOLD.	NAMES OF PURCHASERS.
HERTFORDSHIRE—continued.		
1814. March 26.	A Water Course Mill, called The Herring Mill, with the Garden and a Slip of Land on the River adjoining, containing upwards One Acre, Part of the Manor of Hertem.	John Ransom
44.	A Water Course Mill, called The Peas Mill, with the Garden, containing 18. 40. 1 Part of the Manor of Hertem	William Badger
1815. September 3.	A Piece of Ground, containing about Half an Acre, with a Cottage thereon, Part of the Walls of the Manor of Hamed Hempham	Thomas Abbott Grant, Esq.
RENT.		
1815. September 1	All the Rights and Interests appertaining to the Manor of Etkem, in and to the Soil of Etkem (Trenton, Kalkinckle Common, and Woodcock Common, with all Buildings thereon, and Rivers payable in respect thereof);	
	And,	
	All Millages, Lands, Tonnages, Quis Rents, and other Rents, payable in respect of any Lands or Tonnages within the Parishes of Woodcock, and to the said Manor belonging;	Henry Earl of Melfort, and Others, Promoted Officers of His Majesty's Customs
	And,	
	All Mineral Rights and Royalties to the said Manor belonging, which are over the Parishes of Kalkinckle and Woodcock	
1814. July 26.	The Manor of Etkem, with a Parcel of Woodland, containing 4 A. 3 R. 37 P. called Trenton Wood formerly Part of the Possessions of the Milnes Duke in Devon	
	And,	
	Two Parishes of Walls, containing together 40. 20. 100. offered to His Majesty in respect of the said Manor and Wood, under the River Trent at 40. 40. 100.	John Milnes Peck, Esq.
1815. November 13.	A Parcel of Land, containing 10. 20. 110. in Charlton Parishes; formerly Part of the same Possessions	William Collins, Gent.
17.	A Parcel of Woodland, containing 10. 10. 100. called Foleys Wood; and a Parcel of Land, containing 10. 10. 20. called Little Field, in Altham Parishes; formerly Part of the same Possessions	Edward Bailey
21.	A Parcel of Meadow Land, containing 10. 10. 100. called Selge Meadow, in Buckland Parishes; formerly Part of the same Possessions	John Baynes, Esq.
—	A Parcel of Meadow Land, containing 10. 10. 100. called Brookfield Field, in Buckland Parishes; formerly Part of the same Possessions	William Kingsford, Banker of the City John Baynes
1815. May 19.	A Parcel of Land, containing 10. 10. 100. in the Parishes of Charlton; formerly part of the same Possessions	Thomas Pepper, Gent.
MIDDLESEX.		
1815. June 21.	Three Allotments of Land, in the Parishes of Haverhill, containing together 100 Acres, 50 out for His Majesty, in respect of his Right of Soil, under the Act 40 G. 3. for "Inclosing Lands in the Townships of Haverhill, Haverhill, Haverhill, and Haverhill, in the Parishes of Haverhill and Haverhill, in the County of Middlesex"	Sir Robert William Vane, Bart.
NORTHAMPTONSHIRE.		
1815. December 13.	The Manor of King's Cliffe, with the Cottage, Demesne and other Lands, and the Royalties and Appurtenances thereto belonging	Alfred Lord St. Helens, John Lord Hotham, William Birtles, Clerk, and Evan Pugh, Esq. Trustees under the Will of Henry Lord Manners of Garton, deceased

Leads and other Hereditaments, &c. Sold—continued.

No. 8.

Annual Value per Survey on Sale.	Term, excepted of holding Leads at the Time of Sale.	Purchase Money	Annual Value per Acre, preceding Survey, &c.	Rent referred to last Leads.	Fine paid for last Leads.
£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
57 10 — being computed at 3 per Cent. on the Com- mission Money.	2 years and 36 days	1,470 — —	57 10 3½	345 —	17 4 —
58 10 — being computed at 3 per Cent. on the Com- mission Money.	2 years and 36 days	1,490 — —			
1 3 — being computed at 3 per Cent. on the Com- mission Money.	—	48 — —			
—	—	—	—	Not ascertainable.	—
519 4 00 being computed at 3 per Cent. on the Com- mission Money.	—	11,086 17 —	<p>These Premises are Parcel of the Manor and Estate of Ebbwasi, granted 18th November 1760, to Sir Edward Wynn, Bart., and the Reverend Father John Duffin, for a Beneficial Term of 7 Years, from the 24th of April 1804, and were originally assigned out of a new Lease of the Premises, granted 24th April 1800 to Sir John Gregory Bart., Bart., and John Edmund Bart., Esq. The yearly Value of these Premises, at the Date of the aforementioned Grant, and the Proportions of the Rent and Fine paid in respect thereof, are related in the Particulars relating to these Grants, found in the First Report of the Commissioners of Woods, &c. in the Appendix, Appendix, No. 1.</p>		
2 3 —	Of Treadmill Wood, 1 year and 113 days	485 — —	70 14 —	— 4 1	4 —
—	—	—	Is subject to the Forest called Treadmill Wood only.		
1 8 8	— Do. —	470 — —	40 11 3	— 1 3	1 9 3
8 11 10	— Do. —	380 — —	40 1 10	— 1 6	8 12 8
3 1 9	— Do. —	470 — —	41 11 4	— 4 6	4 1 6
7 9 8	— Do. —	1,180 — —	42 10 6	— 10 1	7 14 —
1 — 7	— Do. —	300 — —	41 — 10	— 1 —	1 13 10
91 10 10	None on Leads	1,815 10 —	—	—	—
178 10 4½ 64,000 ac. Land Tax.	—	3,000 — —	91 14 4½	64 — —	34 — —

(continued)

No. 8.

Schedule of all Manors, Buildings,

DATES of CONTRACTS.	PREMISES SOLD.	NAMES OF PURCHASERS.
	SURREY.	
1811. October 3.	A Parcel of Arable Land, & 1st Rate Grass, containing 1a. 34. 12r. in } Charity Park	John Wightwick, Esq. " "
December 19.	Two Acres of Land, in Charity Park, inclosed with, and forming Part } of the Pasture Grounds adjacent and belonging to Wilton House } House	Mary Bridget Fane, Widow, and Rev. } and Edward Howard, Esq. Trustees } Guardians of William Henry Fane's } Last Will, as before
1812. February 14.	A House, called Try's Lodge (formerly a Keeper's Lodge), with the Offices } and Garden thereunto belonging; and Seven Perch and Allotments of Land } thereunto adjoining, containing in the whole 16-1. 2s. 9r. 10r. Part of the } Great Chaucery at Wake, within the Manor of Chertsey Becroft; with } the yearly Rent referred in the Inclosing Lease thereof	" " " 5 "
	AND,	Robert Taylor Esq. " "
	A Parcel of Common or Waste Ground, containing 41a. 12. 12r. adjacent } to, or nearly encompassing the above Premises, being one of the Allot- } ments set out for His Majesty by the Commissioners for encasing the } Charity Inclosure Act, of 1791, &c.	" " " 2 "
1813. February 14.	A Messuage and Lands containing together 41a. 12. 12r. called Fane's Park } Farm, in Chertsey Park	Edward Becken, Esq. 2 "
June 3.	Seven Parcels of Land in Wilton containing, by Estimation, 20 Acres, } being One Moiety of a certain Parcel of Land and Pasture, formerly } called Wilton's Arable, and held of the Manor of Wilton Leigh	Edward Mayjorbank and James Wilton } Fane, Esqrs. in Trust for His Royal } Highness Frederick Duke of York and } Albany
	YORKSHIRE.	
1813. March 16.	The Manor of the Chapter of Beverley, with all Rents, Customs, Rights, } Members, and Services, Donative Lands and Tenements, &c. thereun- } to, Excepting a Part of 1qr. for a Tenement in Englandham	William Beverley, Esq. 2 "

Leads and other Hereditaments, &c. Sold—continued.

No. 8.

Annual Value per Survey on Cash.	Term and period of holding Leads at the Time of Sale.	Purchase Money.	Annual Value per Acre according to Survey, &c.	Rents received on sold Leads.	Fines paid for sold Leads.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
{ 7 5 8 being computed at 2 per Cent. on the Com- mission Money. }	- - -	148 13 --	* These Leads were included in the Leads of the Manor and Estate of Charlton, granted 18 May 1779 to Francis Duke of Devonshire, and sold at the proceeds of which Leads are listed in the last Three Columns of the Schedule of Leads of Lead Estates, Appendix, No. 4, pages 46, 47, 48, 49.		
{ 15 -- -- being computed at 2 per Cent. on the Com- mission Money. }	- - -	300 -- --			
12 -- --	{ 20 years, from 20th January 1813 - }	2,457 -- --	12 -- --	12 -- --	--
15 -- --	Never in Leads	--	--	--	--
{ 45 19 -- being computed at 2 per Cent. on the Com- mission Money. }	12½ years - -	917 -- --	45 10 6	41 5 --	--
41 -- --	21 years - -	1,444 4 3	38 18 9	4 10 --	150 -- --
{ 315 15 6 being computed at 2 per Cent. on the Com- mission Money. }	- - -	4,217 10 --	40 -- --	-- 4 8	120 -- --
1,473 3 18	- - -	26,147 14 1	387 18 6	222 16 11	739 14 1

Which sum of £26,147. 14 1. Purchase Money, has been disposed of as follows; viz.

In the Purchase of £13,426 6 3	Three per Cent. Consolidated Bank Annuities	- - -	£ s. d.
In the Purchase of 14,000 -- 11	Three per Cent. Reduced Bank Annuities	- - -	11,422 10 --
Together - £27,426 7 4	Stock, the Annual Dividend of which is £1,422. 10 9.		27,426 10 --
Placed in the Account called "The Woods and Forests Fund," in the Bank of England, under the Act 54 Geo. III. cap. 121.			1,417 -- --
Placed in the Account called "The New Forest Account," also there, under the Act 54 Geo. III. cap. 70.			1,910 10 3
Placed in the Account called "The New Forest Account," also there, under the Act 54 Geo. III. cap. 70.			110 -- --
			29,352 10 3

Appendix, No. 9.

AN ACCOUNT of LAND TAX charged on Estates belonging to the Crown, Redeemed by the Commissioners of His Majesty's Woods, Forests, and Land Revenues; and of the Three-per-Cent. Bank Annuities transferred to the Commissioners for the Reduction of the National Debt, as the Consideration for such Redemption; from the Time of making to the Legislature the First Report, to the Time of making the Second Report, of the said Commissioners of His Majesty's Woods, Forests, and Land Revenues.

Date of Conveyance for Redemption.	Land Tax redeemed.	ESTATES CHARGED THEREWITH.	STOCK TRANSFERRED.	
			Credit.	Redeem'd.
	£ s. d.		£ s. d.	£ s. d.
	1,019 7 1½	Amount of Land Tax redeemed, and of Stock transferred for the same, according to the Accounts comprised in the Appendix to the First Report of the Commissioners of His Majesty's Woods, Forests, and Land Revenues	17,109 — 7	£ 100 1 1
		BUCKINGHAMSHIRE.		
1813. September 14.	6 — —	Several Parcels of Land, called St. John's Wood Estate, in Chipping Wycombe, containing 271 a. 0 s. 11 f.	100 — —	
1814. January 1.	1 — —	A Farm, called Mollins, n. Eves, containing 64 a. 1 s. 13 f.	100 6 8	
		CAMBRIDGESHIRE.		
1813. January 14.	3 16 —	Land and Premises in Newmarket	100 6 8	
		CARDIGANSHIRE.		
1813. March 19.	1 — —	A Mortgage and Land, called Colwyn-More in Treborth	— — —	98 13 4
		CORNWALL.		
1814. December 24.	10 14 10	Mines of Richey and Bannicle, and several Mortgages and Lands therein belonging	1,000 100 7	
		CUMBERLAND.		
1813. January 10.	1 14 48	Land and Premises, called Allby, n. Lancaster	63 — 6	
—	— 7 9d	Land and Premises, in the Township of Bunk; and other Premises, called Greenbush, n. Lancaster	14 6 6	
		DERBYSHIRE.		
1814. April 16.	45 9 1½	The Mines of Eakington, with other Lands, containing 230 a. 1 s. 11 f. and Appurtenances	1,000 — 9	
		DORSETSHIRE.		
1813. February 17.	3 3 —	Mines of Portland, and Leaky Lands and Quarries in the Parish and Hamlet of Portland	100 10 —	
		DURHAM.		
1813. August 6.	1 13 4½	Several Farms and Lands, called Clapwell Woods Estate in Ryton, containing 421 a. 0 s. 13 f.	— — —	200 10 4
		ESSEX.		
1813. December 16.	4 11 —	Several Lands and Tenements in Ealing, containing 30 a. 1 s. 13 f.	100 13 4	
1814. September 3.	44 8 —	Mines of Enghelston (Albion), with Enghelston Hall, Woburn's and Jope's Farms	1,000 — —	
		HERTFORDSHIRE.		
1814. May 7.	1 — —	Tiths of the Market of Elstree	75 6 8	
		KENT.		
1813. June 17.	10 16 —	The Mines or Pits of New's Court, and Leaky Lands therein belonging, in Medway, in the Isle of Sheppey, and certain Lands called Perceval, in the said Isle, containing together 719 a. 1 s. 13 f.	— — —	200 10 4

Date of Conveyance to His Majesty.	Land Tax paid thereon.	ESTATE CHARGED THEREWITH.	STOCK TRANSFERRED.	
			Cash.	Redeem.
1812. October 18.	£ s. d. 122 9 8	KENT — <i>continued</i> . Diverse Lands and Tenements, within the Manor of Ebbene, and Parish of Ebbene, Len, and Moleburgh, containing 3,222 a. 2 s. 12 p.	£ s. d. 6,201 1 3	£ s. d.
11. 1812— November 11.	5 4 — 15 4 —	Certain Lands called The Marle Dene, near Dover, containing 214 a. 3 s. 12 p. Lands and Woods in Ollingham	107 4 8 294 — —	
1811. December 21.	11 17 3	LEICESTERSHIRE. Several Messuages and Lands in Stoney-under-Bardon, in Thornes, containing 33 a. 2 s. 12 p.	690 18 8	
1813 January 4.	124 4 —	LINCOLNSHIRE. Manors of Wymond and Medham, and Lands therein belonging, containing 1,122 a. 4 s. 10 p.	4,417 4 8	
April 10. 1812. November 21.	2 11 — 2 25 —	Lands in Algacliffe and Pockla, containing 214 a. 2 s. 12 p. A Messuage and Lands, called Green Garden and Laurel Grove, in Herry Parls	31 10 — 104 13 4	
1812. June 18.	3 10 —	MIDDLESEX. Two Messuages on the East Side of Charing Cross Street	— — —	100 12 4
July 1.	3 10 4 3 1 10 11 27 8 4 12 10 4 16 —	Five Messuages on the South Side of Maltham Five Messuages on the South Side of the Lane Street Four Messuages on the South Side of the Lane Street Four Messuages in White Hart Yard, Dury Lane Four Messuages in the Lane Yard	— — — — — — — — — — — — — — —	343 3 8 180 — 6 411 14 3 127 12 10 161 12 4
14. August 22.	7 — — 7 12 —	Four Messuages on the North Side of Scotland Yard A Farm, called Little St. John's Wood, in Highbury	— — — — — —	246 12 4
1812. March 18.	3 7 4 12 12 — 13 10 —	A Farm, called Crown Hall, formerly Highbury Wood Six Messuages on the South Side of Poultry Five Messuages on the West Side of St. James's Street	132 17 — 320 10 — 483 — —	
August 3.	3 5 —	Three Messuages on the East Side of the Lane Street; and One Messuage on the West Side of Duke Street, and North Side of Green St. Peter Street, St. James's	474 10 —	
1812. May 11.	9 6 —	The Burgage in Hampton Court, comprising Two Farms of Land, and a Farm House, &c.	194 — —	
June 4.	105 14 1	Two Messuages on the South Side of Poultry; and Two Messuages on the North Side of Jeremy Street	341 — —	
December 12.	1 7 4	Diverse Messuages in or near Great Tower Hill	1,616 9 9	
1812. January 21.	17 6 1	House Clove in Wallington	50 8 4	
March 27.	5 7 4	Lands and Premises in Twickenham	614 11 4	
		Two Messuages on the South Side of Poultry	413 12 —	
1812. December 21.	3 3 11	MONMOUTHSHIRE. A Messuage and diverse Lands, in the Parish of Usk	143 19 1	
1812. January 12.	— 9 10	The Old Brewery	18 3 2	
1812. April 3.	13 — —	NORFOLK. Diverse Lands in Wall Walton, Walsoken, and Walpole Saint Peter, containing 426 a. 2 s.	— — —	1,210 — —
1812. June 24.	14 17 7	NORTHAMPTONSHIRE. An Estate in English Parls	1,494 18 1	

(continued)

Date of Conveyance for Registration.	Last Year returned.	ESTATES CHARGED THEREWITH.	STOCK TRANSFERRED.	
			Cattle.	Refused.
	£ s. d.		£ s. d.	£ s. d.
1813. Jan. 22.	11 2 —	Southampton. Beech Wood Estate	443 13 4	
		SUFFOLK.		
1813. Feb. 27.	4 — —	Seven Leases of Lodes, containing 873 a. 0 s. 27 s.	126 13 4	
1813. Jan. 25.	27 11 2	St. Edmund's and the Chantry Farms in Brantham, Tansington, and Wilby	1,213 4 5	
		SURREY.		
1812. Aug. 3.	1 12 —	A Farm called Whitehatch, in Egham, containing 78 a. 0 s. 28 s.	— — —	131 — —
1814. May 21.	64 10 —	Two Farms called Epsom and Box, in Chertsey, containing 213 a. 1 s. 12 s.	131 13 4	
Nov. 21.	164 16 —	Moor of Chertsey, and Seven Farmstead Lands there	6,002 13 4	
26.	16 11 9	Lands belonging to the Manor of Molesey Priory	608 4 2	
1813. April 24.	1 12 —	A Mortgage, two Cottage, and Premises, in Egham	61 6 2	
		SUSSEX.		
1814. Dec. 24.	10 18 —	Cobham Farm and Lands	189 13 4	
		WARWICKSHIRE.		
1816. Aug. 25.	10 14 2	A Farm called Tiddington, in Alcester, containing 190 a. 0 s. 17 s.	593 11 2	
Dec. 24.	27 6 10	Seven Lands and Tenements in Hampton in Arden, and Balsall- hall, containing 1,991 a. 3 s. 19 s.	4,004 10 7	
		WILTSHIRE.		
1813. Mar. 15.	24 4 2	Six Farms in the Parish of Cricklade	1,581 11 2	
		YORKSHIRE.		
1812. Aug. 27.	2 9 6	A Mortgage and Lands in Solihull Chase, containing 127 a. 3 s. 2 s.	90 13 —	
29.	13 7 —	A Mortgage and Seven Lands, called Skirbichal, in Sleaford, con- taining 183 a. 3 s. 6 s.	161 6 2	
—	9 2 7	A Mortgage and Lands called Harworth Grange, in Thurgate, con- taining 113 a. 3 s. 2 s.	127 14 2	
Oct. 24.	1 18 10½	A Mortgage and Lands at High and Low Dunsford, containing 27 a. 0 s. 29 s.	71 2 6	
1813. Feb. 13.	3 1 4	Seven Lands at Rydal, in Worsley, containing 55 a. 3 s. 3 s.	121 8 12	
May 24.	3 6 6	Two Farms called Kettle Grange, and Greenhaime Grange, in the Township of Sowerby on the Foss, containing 257 a. 1 s. —	121 18 4	
July 13.	16 10 9	Seven Lands in Hoxon Lodge, containing 144 a. 3 s. 3 s.	602 7 6	
1814. Nov. 22.	16 2 2	Arkleston alias Arkleton Estate	182 9 9	
£	6,576 11 —½		12,274 4 10	2,082 11 11
Together			23,129 16 9	

Appendix, No. 10.

A PARTICULAR of the Amount of LEASEHOLD RENTS in the several Counties of ENGLAND, as the same stand in Charge before the Auditors of His Majesty's Land Revenue, on the 10th day of October 1814;—viz.

	Gross Annual Amount of Rents actually received by the Receiver.	Gross Annual Amount of Rents in Arrear.	Total Amount.
	£ s. d.	£ s. d.	£ s. d.
ADFORD	50 — —	NIL.	50 — —
Aske	718 18 8	158 19 3	877 17 5
Bath	1,119 3 3	NIL.	1,119 3 3
Cambridge	118 18 6	83 19 1	204 19 7
Chelms	611 18 3	21 7 5	634 3 7
Convent	333 — 3	53 19	386 19 11
Cumbland	400 14 8½	50 19 4	450 8 —½
Derby	4 — —	61 1 6	66 1 6
Devon	6 — —	11 18 3	17 18 3
Dorset	794 7 8	145 8 —	939 17 8
Dorham	588 19 —	10 — —	598 19 —
Essex	1,418 18 8	8 — —	1,426 18 8
Gloucester	NIL.	NIL.	NIL.
Hereford	NIL.	3 3 4	3 3 4
Hertford	171 8 6½	NIL.	171 8 6½
Huntingdon	NIL.	107 19 —	107 19 —
Leam	4,958 1 4	19 — 4	4,977 1 6
Leicester	1,117 14 8	14 18 8	1,131 3 4
Lincoln	NIL.	NIL.	NIL.
London	8,149 18 11	NIL.	8,149 18 11
London	118 19 3	NIL.	118 19 3
Manchester	1,518 9 10	13 18 8	1,531 8 6
Middlesex	3,164 3 3	1,413 18 10	4,577 1 3
Do. — in the Parishes of St. James, Westminster	3,164 10 3	498 3 8	3,662 13 7
North	1,411 18 —	171 19 7	1,582 19 7
Northampton	81 3 4	140 6 11	221 10 5
Northumberland	37 4 3	NIL.	37 4 3
Nottingham	1,046 7 9	4 3 3	1,050 19 —
Oxford	160 — —	10 1 —	170 1 —
Warwick	NIL.	NIL.	NIL.
Wilt	NIL.	3 10 —	3 10 —
Very High Rent, in several Counties	1,118 8 4	1,404 6 9	2,522 15 1
Worcester	74 8 —	NIL.	74 8 —
Worcestershire	170 7 7½	84 — —	254 7 7½
West of Wilt	NIL.	NIL.	NIL.
Wilt	NIL.	1 — —	1 — —
Wilt	1,043 14 3	NIL.	1,043 14 3
Wilt	4,497 7 3	148 19 8½	4,645 16 4½
Wilt	178 6 —	112 19 4	290 19 4
Wilt	381 3 6	NIL.	381 3 6
Wilt	NIL.	NIL.	NIL.
Wilt	411 8 4	NIL.	411 8 4
Wilt	118 8 —	NIL.	118 8 —
Wilt	6,774 3 —	60 8 5	6,774 13 5
£	27,033 17 4½	4,819 9 8½	31,852 7 1

10th February 1816.

Rich^d Gray.

Appendix, No. 11.

A PARTICULAR of the Amount of **FREE FARM RENTS** in the several Counties of ENGLAND as the same stand in Charge before the Auditors of His Majesty's Land Revenue on the 10th day of October 1814, viz.

	Gross Annual Amount of Rents actually collected by the Revenue.	Gross Annual Amount of Rents uncollectible, but in Arrears not exceeding 3 Years.	Gross Annual Amount of Rents uncollectible, but in Arrears beyond 3 Years.	TOTAL AMOUNT
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
BEDFORD	12 4 4	NIL.	— 0 00	12 4 4
Beds	11 5 10½	NIL.	70 7 8	100 10 3½
Bucks	14 16 8	NIL.	NIL.	14 16 8
Cambridge	27 13 1½	NIL.	— 13 11½	27 0 1½
Chesh	22 7 1½	£ 3 4½	20 17 1½	41 0 1½
Cornwall	29 — —½	NIL.	— 7 8	29 7 8½
Derbyshire	48 3 4	NIL.	— 3 —	48 0 4
Derby	24 4 18	— 10 4	NIL.	24 10 18
Devon	14 3 7½	NIL.	1 7 7	15 10 1½
Devon	17 17 4½	NIL.	NIL.	17 17 4½
Dorset	NIL.	NIL.	NIL.	NIL.
Essex	41 9 4½	NIL.	3 16 4	46 3 8½
Gloucester	NIL.	NIL.	NIL.	NIL.
Hertford	17 8 10	NIL.	NIL.	17 8 10
Hertford	25 1 1½	NIL.	6 17 10	28 18 —½
Huntingdon	1 6 8	NIL.	NIL.	1 6 8
Kent	NIL.	NIL.	NIL.	NIL.
Langshire	106 11 4	NIL.	— 14 8	106 0 —
Leicester	18 13 1½	NIL.	NIL.	18 13 1½
Leicesters	48½ 13 11	NIL.	— 6 8	48½ 12 3
London	40 18 1½	NIL.	4 19 7	44 17 9½
Middlesex	29 17 3	— 3 —	4 — 6	29 18 12
Do. - (Borough of St. James, Whitechapel)	1 6 8	NIL.	NIL.	1 6 8
Nottingham	— 3 4	NIL.	— 9 1½	— 12 6½
Northampton	11 3 7	3 9 10	— 13 4	11 0 3
Northumberland	13 — 4	NIL.	NIL.	13 — 4
Nottingham	114 19 —	NIL.	NIL.	114 19 —
Oxford	17 16 1½	NIL.	— 3 —	17 16 1½
Rutland	NIL.	NIL.	NIL.	NIL.
Salop	80 10 9	NIL.	NIL.	80 10 9
Surrey (Hephal Revenue, in three Counties)	14 13 4	13 8 8	NIL.	28 — —
Sussex	6 11 6	NIL.	— 19 8	7 11 2
Wiltshire	11 3 4	NIL.	NIL.	11 3 4
Do of Wight	13 13 6½	NIL.	NIL.	13 13 6½
Wiltshire	18 — —	NIL.	NIL.	18 — —
Wiltshire	18 18 1½	£ 3 1½	— 3 2	21 18 1½
Surrey	1 3 10½	4 16 3	NIL.	7 1 10½
Suffolk	1 — 1½	6 7 9	NIL.	6 7 10½
Warwick	NIL.	NIL.	— 1 —	— 1 —
Wiltshire	26 17 1	NIL.	NIL.	26 17 1
Wiltshire	NIL.	NIL.	NIL.	NIL.
Worcester	42 11 9	NIL.	NIL.	42 11 9
York	1,101 7 3	4 6 8	— 10 6	1,106 4 7
£	1,084 14 10½	63 8 1½	164 7 4½	1,204 10 3

26th February 1815.

Robt Gray.

Appendix, No. 12.

STATEMENT of the Amount of the RENTS belonging to The Crown, as well of the Rents called **FEE FARM RENTS**, as of those referred on **LEASES**, or **GRANTS** for years, up to the next period, within the Principality of WALES, and County of MEXMOUTH;—viz.

COUNTIES.	FEE FARM RENTS.				LEASEHOLD RENTS.		
	Gross Annual Amount of Rents actually collected by the Receiver.	Gross Annual Amount of Rents receivable, but in Arrear not exceeding 3 Years.	Gross Annual Amount of Rents receivable, but in Arrear beyond 3 Years.	TOTAL AMOUNT.	Gross Annual Amount of Rents actually collected by the Receiver.	Gross Amount of Rents in Arrear.	TOTAL AMOUNT.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Caerphilly	794 12 7 ¹	142 9 3	48 3 10	984 10 4 ¹	7 — —	— — —	7 — —
Cardigan	307 3 8	8 3 6	38 9 10 ¹	354 19 —	42 1 6	3 — —	45 1 6
Carmarthen	109 3 7	23 14 6	54 14 6	187 10 3	41 15 —	10 — —	51 15 —
Carmarthen	109 3 3 ¹	— — —	17 7 4	126 3 10	18 4 8	— — —	18 4 8
Carmarthen	81 1 —	18 15 4	17 3 8 ¹	116 3 —	15 6 3	11 — —	26 6 3
Carmarthen	40 4 11 ¹	3 12 1	19 4 10	72 6 4 ¹	1 — —	— — —	1 — —
Carmarthen	87 3 1 ¹	64 10 1	4 3 3	155 2 5 ¹	180 — —	— — —	180 — —
£	1,770 18 —	360 11 —	140 14 7 ¹	2,270 11 2 Fee Farm.	334 4 7	28 — —	362 4 7
	300 11 —			360 4 7 Leasehold.	28 — —		
	100 11 7 ¹	Total Amount of } Rents in Arrear } £		2,630 6 3	160 4 7		
£	2,170 11 3						
Merioneth	161 12 —	7 7 8 ¹	18 9 1 ¹	187 9 1 ¹	9 1 3 ¹	— — —	9 1 3 ¹
Merioneth	146 3 1	8 1 10	117 14 6 ¹	271 11 7	31 8 1 ¹	6 3 4	38 11 3 ¹
Merioneth	47 3 11	11 3 4	113 14 8 ¹	171 9 11 ¹	1 — —	3 11 4	4 11 4
Merioneth	114 6 —	17 14 4	142 5 6	1,012 5 8	77 — 4	— 11 4	77 12 10
Merioneth	148 8 10	7 10 6	113 19 4 ¹	369 11 10 ¹	1 16 8	3 — —	4 16 8
Merioneth	19 8 10 ¹	— — —	8 7 6	27 16 4 ¹	— — —	— — —	— — —
£	5,491 — 10 ¹	63 19 8 ¹	41,219 3 7	2,002 8 1 Fee Farm.	141 6 7	13 10 —	154 16 7
	63 19 8 ¹			176 15 3 Leasehold.	13 10 —		
	1,120 3 7	Total Amount of } Rents in Arrear } £		2,178 4 9	154 16 7		
£	1,602 8 1						

* *Minor portions of the rents are included under Rents called Collection Rents; the nature of which, and the extent of arrears, are fully explained in the 12th Report of the Commissioners of the Land Revenue, &c. dated March 28, 1855.*

Author of Wales's Office, Palace Yard, Westminster, }
the 24th Feb 1856.

Albert Badger,
Deputy Auditor.

Appendix, No. 13.

No. 13.

REPORT of The Commissioners of Woods, &c. proposing the omission of the Promise inserted in Crown Leases, for making the same absolutely void on breach or non-performance of the Covenants contained therein, in all future Leases of Crown Lands; and Treasury Letter, approving thereof.

My Lords,
PREVIOUSLY to Mr. Fordyce's appointment to the Office of Surveyor General of the Land Revenue, there were no special Covenants respecting the details of management inserted in the Leases of the Crown Lands.

Office of Woods, 11th July 1814.

The only Covenants in the old Leases (besides common Covenants for repairs, and, where requisite, for protecting Timber Trees, and Trees likely to become Timber,) were—1st. For Payment of Rent;—2d. For the Enrolment of the Lease and Alignments with the Auditor, and entering Documents thereof, and of all Alignments, in the Office of the Surveyor General;—3. For making the Lease void, in default of compliance with any of the Covenants.

But Mr. Fordyce, who was well acquainted with the best modern Improvements in Agriculture, and possessed much practical experience in that respect, submitted, and received the sanction of your Lordships Board to the heads of certain special Covenants for securing the most approved modes of cropping, manuring, fencing, draining, periodical cutting of Coppice Woods, &c. during the period of the Lease; retaining at the same time, as a matter of course, the former Covenants, without having required any new authority as to them.

For the reasons mentioned in our Triennial Report, we thought it our duty to bring again under your Lordships consideration, by our Letter dated 15th July 1811, this Plan of Covenants, including those last-mentioned, but modified, altered, and added to, under 18 different Heads.

Those 18 Heads, but altered in the 5th, received your Lordships approbation by a Treasury Minute of 23d October following, transmitted to us in Mr. Wharton's Letter of the 29th of the same month.

They were then printed, and communicated to all Parties desiring New or Renewed Leases from the Crown, at the same time with the proposal of terms for the quantum of Rent, duration of the Lease, &c. as containing the substance of the Covenants which would be to be inserted in such Leases.

It had been the established practice, in making out the Warrants for Crown Leases, to authorize the Clerk of the Pipe to insert, not only such Covenants as were mentioned in the Particular or Consist and Rate prepared by the Surveyor General, but also "such others" as he should think necessary for His Majesty's Service," &c. and under those words, that Officer had been accustomed to make additions thereto, which, not having been previously communicated to the Parties, were in some instances objected to by them.

Having, in our before-mentioned Letter of 15th July 1811, represented the inconvenience of giving the Clerk of the Pipe such a power, the words above-mentioned were directed by your Lordships to be left out in all future Warrants.

On the other hand, having observed in our said Triennial Report, that any such scheme of Covenants, framed upon general principles, could only serve as a sort of land marks to guide the Surveyors in the first instance in recommending, and those who are entrusted with the management of the Crown's Estates, afterwards, in deciding which of such Covenants, and what others, might be applicable to the particular Estate under consideration, we have continued to consider ourselves as warranted in making such Alterations therein, as the course of farming, or other local circumstances of the Country, seemed to render expedient.

Some time after the above-mentioned 18 Heads had been printed and circulated, and, having been submitted to various applicants, had been acceded to by several, and such Covenants actually inserted in some Leases, and specified in the Consist for others (ruined only in certain instances by the advice of the Surveyors as to the course of husbandry,) without any objection being made to the 18th, which was, "to make the Lease and all Alignments thereof void, on default of the performance of any of the Covenants therein contained;" a Proposal of Terms having been sent to the Duke of Newcastle, for a new Lease of the Newark Estate, that Covenant was objected to on the part of his Grace; and the arguments in support of such objection appearing to us to have considerable weight, we had a 19th Article prepared in the following words:—"And a Clause is to be inserted in the said Lease, for enabling His Majesty, His Heirs and Successors, or the said Commissioners for Surveyor General of Land Revenue, on behalf of His said Majesty, His Heirs and Successors, in case of the non-payment of the said Rent, or the non-fulfilment of all or any of the Covenants before recited, to re-enter into and upon the said Premises, or upon any part or parts thereof, and to expel, put out, and remove therefrom the said Lessee, or his Executors, Administrators or

Assigns,

Full Triennial
Report of the
Commissioners of
Woods, &c.
Appendix,
No. 13.

"Allegas, and from thenceforth to retain, reproduce and enjoy the same, as fully and effectually as if the said Lease had never been granted;" in other words, to make the Lease for any such Breach only voidable, but not *ipso facto* void, which was the case in all the Crown Leases for above a century, and, indeed, as far back as there are any documents or entries on that subject in the books of the Land Revenue.

But, as we considered it probable that the Covenant so objected to had been introduced upon due consideration, in order to give the Crown, if it chose to exercise it, that higher security, we also retained the 18th Article, and had the Scheme, then consisting of 19 Heads, republished, and circulated in the manner before mentioned; considering that it would be in the opinion of the Servants of the Crown, in case of any breach of any of the other Stipulations, to avail themselves of the former stricter Clause, or, waving that, to proceed only under the new power of re-entry.

It has, however, been since represented to us, on the part of Lord Grantham, "That in case the Tenant of the Crown should have to resort to a Court of Law for redress on account of any Injury he might sustain in his character of Lessee, the greatest failure on his part in the performance of any of the Stipulations in the Lease would, in consequence of the 18th Covenant, lay him open to easy proof that his Title was entirely gone, and that in such case all his Under Lessees would be subject to the same failure, as well as to other great disadvantages." And his Lordship has prayed, that only a power of re-entry may be inserted, whereby he would be subject to the control of the Officers of the Crown, who, in case of any failure in the performance of the Covenants, would of course attend to a fair representation of the State of the case.

How far a Stranger, not privy to the Lease and Covenants, could avail himself, by virtue of the 18th Covenant, of any forfeiture incurred, to the effect suggested on the part of Lord Grantham, in consequence of a breach of any of the others, the Crown not having noticed such breach, is a question which we are not competent to decide; but, on further consideration of the whole subject, it has occurred to us that there is a tendency in the application of the 18th Covenant to the new Special Stipulations for cropping, mowing, &c. to be as absolutely to render the Lease null on the slightest deviation, however unintentional or accidental, which could not be in contemplation or foreseen when that Covenant was first introduced, and which had probably not been considered by Mr. Peodyce when he continued it, as it certainly was not by us, and therefore not suggested to your Lordships when we laid before you the new Scheme above-mentioned.

On this account, therefore, added to the Reasons suggested on the part of the Duke of Newcastle and Lord Grantham, we have suspended proceeding on the Lease to Lord Grantham, till we should submit to your Lordships the propriety of entirely omitting the 18th Covenant, and restoring the Security of the Crown, for the performance of the others, on the Clause for re-entry.

In the meantime, however, several persons had agreed to accept Leases with both the 18th and 19th Covenants; and even since we have been deliberating on this Representation to your Lordships, having been urged in two or three instances, where a similar acquiescence had been signified, to allow the proceedings to go on, we have complied with such Applications, satisfied there could be no objection to this on the part of the Crown. But, should your Lordships be pleased to approve of the substitution of the 19th for the 18th Covenant, we beg leave to recommend that your Instructions be forthwith given to the Clerk of the Pipe, or his Deputy, to omit the said 18th Covenant, and to insert the said 19th Covenant only, in all Leases for the preparation of which Warrants from your Board are now before those Officers, or either of them.

We are, my Lords,
Your Lordships' very humble Servants,

GLENKERVIE.
W. D. ADAMS.
HENRY DAWKINS.

To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.

MY LORD AND GENTLEMEN,

THE Lords Commissioners of His Majesty's Treasury having had under their consideration your Letter of the 11th ultimo, submitting the propriety of omitting in future Crown Leases the 18th, and inserting the 19th Covenant, as suggested in your said Letter, I am commanded by my Lords to acquaint you, that they are pleased to sanction this alteration, and that they have given Instructions to the Clerk of the Pipe accordingly.

I am, my Lord and Gentlemen,

Treasury Chambers, 27th August 1814.
The Commissioners of Woods, &c.

Your most obedient Servant,
Geo. Harrington.

No. 14. (A.)

Appendix, No. 14. (A.)

REPORT of the Commissioners of Woods, &c. relative to the Principles observed by the Architects in the LAND REVENUE DEPARTMENT, in making their Valuations of Houses belonging to the Crown; and Treasury Letter of Instructions thereon.

Mr LORDE,

The New Street Office, 25th July 1815.

IN the course of our negotiations for the Purchase of Property in the line of the intended New Street from Portland Place to Pall Mall, a considerable part of which passes through the Estate of His Majesty, our attention has been drawn to the great difference existing, in many instances, between the terms of the Leases granted within a few years past by the Crown, upon the valuation of the Architects belonging to the Land Revenue Department, and the amount we have been obliged to pay for the Surrender of the same Leases, for the purposes of the New Street.

We have also had occasion to advert, in the progress of this business, to the high Valuation made by those Architects of the whole of the Property in question (which Valuation was transmitted with our Report to your Lordships of the 8th March 1813*) as compared with the Terms proposed by themselves, from time to time, as New Leases were granted for detached portions of it; we therefore thought it necessary, in the first instance, to call upon them for such a division and detail of their former Estimate as might enable us to see the difference which, in their judgment, ought to be made in each individual case between the Terms granted by the Crown to its Tenants, and those on which the same Interests are to be repurchased by the Public.

Finding, however, from their Answer, that the Architects were not prepared, for the reasons they have stated, to give us the detailed information we required, we selected a few of the strongest cases which had come under our observation, and desired them to explain to us, not only the grounds upon which their Valuations had been made in those particular cases, but also to add such information as they might deem necessary on their general course of proceeding.

In reply to this communication, we have received a Letter from Messrs. Laverton and Chaworth, containing a Statement of the manner in which they had estimated the value of the particular Premises we had pointed out, and setting forth the general principles which have regulated their conduct in valuing the Property of the Crown.

As these principles so materially affect the important branch of the Land Revenue arising from Houses belonging to His Majesty in London, we feel it our duty to lay the Correspondence which has passed upon this subject before your Lordships, and to submit the whole to your consideration and decision.

The practical difficulties attending the execution of the Act of 1794, for regulating the management of the Land Revenue, and particularly the earlier endeavours to break through the practice previously established, of granting beneficial Leases of the Property of the Crown, appear to have rendered it necessary, in the opinion of those to whom the business was entrusted, to proceed gradually, and with caution, in raising the Rents of His Majesty to a level with those of private Proprietors, as contemplated by the Legislature; for although the Act directs that an Estimate shall be made by Surveyors sitting on oath of the *new* and *fair improved Annual Worth or Value* of the Property to be surveyed, which rule, it was observed by the late Surveyor General, “would serve to ascertain the Value at which such Estates should be let, if they were private Property;” and although your Lordships Minute of the 4th November 1794, founded upon Mr. Fordyce’s detailed and able Report of the 5th August in the same Year, states, that the deduction of One-twentieth of the Net Rent ascertained by the Surveyors will be sufficient to allow to the old Tenants upon the Renewal of their Leases; yet it appears from the Statement we enclose, that the Surveyors have hitherto been guided by a more vague and discretionary Rule of Valuation, and that they have let the Rents “lower than the general market-price of the day;” the deduction of One-twentieth, as directed by your Lordships, being still made from such lowered Rents, in favour of those Tenants to whom renewed Leases are granted.

Considering the difficulties to which we have referred, of overturning a long established system, and resisting the claims and expectations of a large body of powerful individuals who had been accustomed to regard the Leasehold Property of His Majesty, held by themselves and their Families, nearly in the light of a Freehold Tenure, we are confident your Lordships will not withhold your sanction from the Management by which those difficulties have been overcome. But now that a performance of more than Twenty Years has confirmed and established the general System laid down by the Legislature in this respect, we submit to your Lordships, whether the principles upon which our Surveyors state that they have hitherto acted should still be the ground-work of their Valuations; or whether they should be instructed, in all future Surveys, to make their Estimate of the Property, after calculating all the necessary

necessary deductions detailed in their Letter, at the general market-price of the day, exactly as they would do for any private individual; so that whatever encouragement it is your pleasure to hold out to the Tenants of the Crown may be given, not at the diliction of the Surveyors, and without the knowledge and express sanction of your Lordships or of this Board, but under your or our direction and authority; and that you may at least have the means of knowing to whom and in what degree the Royal favour is extended.

With a reference to the large pecuniary sacrifices which the Public is now called upon to make for the purchase of Leases recently granted by the Crown, we have felt some regret, that in consideration of the favourable Terms which our Surveyors, in the exercise of their own discretion had thought proper to recommend, it did not occur to them to suggest, that all such Leases should contain a power of redemption, in case of the property being wanted for public purposes; and more particularly as the project of a New Street and other public Improvements, which were likely to affect a part of the Property in question, was known to be in contemplation at the time the Leases were renewed. How far it may be proper to reserve such a power of redemption in future Leases, is a question which we wish to submit to your Lordships consideration.

We think it right to add, that we are not aware that any Lease has been granted of any Land Estate of His Majesty on other Terms than those which would be required by a private Proprietor, except the allowance of the Bonus of 5 per Cent. to old Tenants: in several instances, indeed, the old Tenants have refused to accept renewed Leases on the Terms proposed to them; and we have in those cases recommended other Tenants to your Lordships upon the full Bents estimated by the Surveyors, without any deduction.

We are, my Lords,
Your Lordships very humble Servants,

W. HUSKISSON.
W. D. ADAMS.
HENRY DAWKINS.

To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.

Appendix, No. 14. (B.)

No. 14. (B.)

CORRESPONDENCE submitted with the foregoing Report.

GENTLEMEN,

The New Street Office, 19th January 1815.

I AM commanded by the Commissioners for carrying the New Street Act into execution to call upon you to furnish them with the Details of the Estimate made by you of the Expense of forming such New Street, made out according to the Form inclosed; to shew the estimated Charge of purchasing the outstanding Interest in each Leasehold House under the Crown, as well as that of purchasing the Fee of each House belonging to Individuals; the Amount of the Compensation to the Occupier; and the Value of the old Materials.

1. LETTER from Mr. Milne to Messrs. Leverton and Chawcer, dated 19th January 1815.

I am, Gentlemen,

Messrs. Leverton and Chawcer.

Your most obedient Servant,
A. Milne.

SIR,

Belford Square, 29d January 1815.

WE have to acknowledge the favour of your Letter, dated the 19th instant, informing us of the commands you have received from the Commissioners for carrying the New Street Act into execution, to call upon us "to furnish them with the Details of the Estimate made by us " of the Expense of forming such New Street, made out according to the form transmitted " therewith; to shew the estimated Charge of purchasing the outstanding Interest in " each Leasehold House under the Crown, as well as that of purchasing the Fee of each " House belonging to Individuals; the Amount of the Compensation to the Occupier, and " the Value of the old Materials."

2. LETTER from Messrs. Leverton and Chawcer to Mr. Milne, dated 29d January 1815.

In reply, we beg the favour of your acquainting the Board, that we feel the utmost deference for their commands, but that it is quite in opposition to the established practice of the profession, even under ordinary circumstances, in Estimates to undertake, to furnish such Details as they are now pleased to call for.—That in regard to this matter, however, we are highly sensible our situation is, by no means, an ordinary one, for the Treasury Minute of the 30th November 1813, of which, by the Board's order, an Extract was sent to us some time since, expresses, "that their Lordships saw great objection to employing us to estimate

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estimate the Value of the Property in question :—And that “they were of opinion, that “some other indifferent person ought to be employed on such occasions.”—We have therefore disclaimed all interference whatever in any proceedings relating to the said New Street; and consequently, we beg the Board’s permission to decline delivering the detailed Account desired.

We are, Sir,
Your obedient Servants,

To Alex. Milne, Esq.

The Lorden,
The Chamber.

GENTLEMEN,

The New Street Office, 25th February 1815.

3. LETTER from
Mr Milne to
Messrs. Lorden
and Chamber, dated
25th February
1815.

HAVING laid before the Commissioners for carrying the New Street Act into execution your Letter of the 22d ultimo, in which you state, “that it is quite in opposition to the established practice of your profession, even under ordinary circumstances, to estimate so undertaken, to furnish such Details as the said Commissioners were pleased to call for by my Letter to you of the 19th ultimo:—That in regard to this matter, you are highly sensible your situation is, by no means, an ordinary one; for that the Treasury Minute of the 30th November 1813, of which, by the Board’s order, an Extract was sent to you some time since, expresses, ‘that their Lordships saw great objection to employing you to estimate the ‘Value of the Property in question;’ and that ‘they were of opinion, that some other indifferent person ought to be employed on such occasions;’—that you have therefore disclaimed all interference whatever in any Proceedings relating to the said New Street; and consequently, you beg the Board’s permission to decline delivering the detailed Account desired :—And I am directed by the Board to acquaint you, that they cannot consider the reasons you have given for declining to furnish them with these details to be satisfactory; and as the information they require appears to them materially to affect the public interests intrusted to their charge, in the formation of the New Street, they feel themselves called upon to repeat their desire, to be furnished with it, in as much detail as the materials you possess will enable you to make it out :—They are quite aware, that the shortness of the period allowed you for making this extensive Survey, as well as the distractions from themselves, in consequence of which it was undertaken, could not admit of its being performed with such a degree of accuracy and minuteness, as to commit your professional judgment to the correctness of all its details; and they are accordingly prepared to receive your further explanation of it, with any qualifications and reservations which it may seem to you, under those circumstances, to require. Your original Report upon this Survey, of the 1st February 1813, having been considered as too general, the Board called upon you, on the 15th of that month, for a Statement of the aggregate Sums contained in your general Estimate, according to the several divisions of the Ground which they pointed out; and this Statement you gave them on the 4th of the following month. They are now desirous of receiving from you a full more minute subdivision of the items which composed that general Estimate; and particularly your Valuation (rough and conjectural as it must necessarily have been in many instances, on so large and cursory a Survey) of the several outstanding Interests in each House, and of the value of the old materials. The other columns of the blank Schedule, included in my Letter of the 19th ultimo, can be filled up without difficulty even from the materials you have already supplied; more especially as you appear to have estimated the compensation for good-will at an average of £130 for each House to be purchased.

I am further directed to observe, in answer to your objection founded upon the Minute of the Lords of the Treasury of 30th November 1813, that that Minute was made a considerable time subsequent to your Survey, and in some measure in consequence of it; as their Lordships then the important difference between your calculation and those of the Person whose Plan for the New Street had been sanctioned by His Majesty’s Government, and Parliament, to be their motive for directing that an indifferent Person should be employed, instead of yourselves, in those cases where it might be desirable to have the opinion of some other Surveyor, besides that of Mr. Nash, upon the value at which the Crown is to estimate the Property to be purchased. You will perceive, therefore, that their Lordships assumed your Survey to have been as complete as the time in which it was made would allow; and that the Board do not require you to undertake any new Work connected with the New Street, as the expressions in your Letter would imply; but only to give such further information growing out of the Survey you have already made, as appears to them to be necessary for their information and guidance.

Messrs. Lorden and Chamber.

I am, Gentlemen,
Your obedient Servant,
A. Milne.

SIR,

Bedford Square, 20th April 1815.

No. 14. (B.)

By your Letter to us of the 25th of February last, written by direction of the Commissioners for executing the New Street Act, you refer to your previous Letter of the 19th of January, whereby you informed us, that those Commissioners were pleased to call for an Account containing Details of our Valuation of Property upon the line of that new Street, as under-mentioned; viz.

4. LETTER from
Messrs. Leveton
and Chesser to
Mr. Milne, dated
20th April 1815.

- 1.—The estimated Charge of purchasing the outstanding Interest in each Leasehold House under the Crown.
- 2.—That of purchasing the Fee of each House belonging to Individuals.
- 3.—The Amount of the Compensation to the Occupier.
- 4.—The Value of the old Materials.

And you repeat the Board's desire to be furnished with such Account as much in detail as the materials we possess will enable us to make it out; remarking, however, that the shortness of the time allowed us, as well as the general nature of the Instructions given to us for making that extensive Valuation, could not admit of its being performed with such a degree of accuracy and minuteness, as to commit our professional judgment to the correctness of all its particulars; and that the Board was accordingly prepared to receive our further explanations, with any qualifications and reservations which might seem to us, under these circumstances, to be requisite.

In reply, we beg you to make known to the Board, that we exceedingly lament we find we cannot, from the manner in which we were originally directed to undertake the Survey, and our consequent proceedings therein, supply the Board with the subdivided Statement required.

We are, Sir,

Your obedient Servants,

Alex. Milne, Esq.

Thos. Leveton,
Thos. Chesser,

GENTLEMEN,

The New Street Office, 29th May 1815.

THE Commissioners for carrying the New Street Act into execution, having had under their consideration your Letter of the 25d January and 20th ultimo; by the former of which you desire furnishing the detailed Account of your Valuation of the Property required for the purposes of that Act, which was called for by my Letter of the 19th January; and in the latter state, for reasons therein mentioned, that you lament exceedingly that you cannot supply those particulars, even in the qualified way in which you were informed, by my subsequent Letter of the 25th February, that the Board were prepared to receive them—I am now directed to acquaint you, that the information thus called for had been deemed by the Board most essential towards enabling them to judge how far the principles upon which you proceeded in valuing the outstanding Interests in Leaseholds under the Crown corresponded with the Valuations of the same Properties also made by you, upon which new Leases have been granted of late years. To these last-mentioned Valuations the attention of the Board has been particularly directed, from the very great difference which they find exists between them, and the Rents at which the same Property has been repurchased, upon Valuations made by Persons, many of them of acknowledged great experience and respectability in that branch of the profession;—and this, in cases where little or no money has been laid out by the Lessee in substantial repairs or improvements.

5. LETTER from
Mr. Milne to
Messrs. Leveton
and Chesser, dated
29th May 1815.

In all the purchases yet made of Leases granted within the last ten years, this difference appears to have been very great; but in some instances so striking, that the Board feel it to be their duty (without waiting to form any calculation of the general result of the Valuations of others, as compared with yours) to transmit to you the following particulars, which in the course of the Negotiations have come to their knowledge, viz.

The Black Bear Inn, in Piccadilly, with Coachhouses for — Carriages, and Stabling for fourteen Horses, which was valued by you in 1805 at the yearly Rent of £1108, has been revalued on the part of the Crown and the Lessee by three different Architects and Surveyors, and estimated, according to the lowest of those Valuations, to be worth £300 a year.—The Lessee's interest in these Premises, including the Good-will of his Business, and less or removal of Fixtures, has cost £6450, of which above £3,000 has been estimated to be the value of the Rent of the Premises; and as the Fine paid

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was £475, that sum, with Interest thereon from the year 1809, has been the consideration received on the part of the Crown for what has now been repurchased, as before-mentioned, at a sum exceeding £7,000.

The House No. 17, in Charles Street, late in the occupation of Mr. Derrifon, which was let in 1809, for 4½ years, at a Rent and Fine, calculated on your Valuation of £110 per annum, appears to have been re-let within a month from the date of the Crown Lease, before any money was expended, and subject to the Covenants of the original Lease, for £130 a year.

The Lease of No. 13, in the same Street, let to Mr. Hodgson for 3½ years from 1809, upon a Valuation of £40 a year, and reduced by a Fine of £140 to £22. 13s. has cost £3,000, besides granting him a 31 years Lease of a small House in Vine Street at £20 less than the Rent at which it was valued.

The House No. 5, in St. Alban's Street, was let to Edward Gordon, Esquire, for 4½ years from December 1808, and was underlet by him to Messrs. Hopkinson, at a Rent of £125, subject to all the Covenants of the Crown Lease, respecting repairs, &c.—For the surrender of that Lease the Board have offered the sum of £1,739, which has been refused.

No. 13, Market Street, let to Mr. F. Watkinson, for forty-seven years from December, 1809, upon a valuation of £70 per annum, was immediately re-let for a part of the term, subject to all the Covenants in the Crown Lease, for £80 a year; and a Fine of £700 was offered, if Mr. Watkinson would extend the term of the Under-lease to the expiration of his own Lease.

Nos. 4, 6, and 10, in Orange Street, and No. 54, in Swallow Street, were let to Mr. George Troffel, in June 1809, upon a Valuation of £50. 10s. per annum; and it appears that Mr. Troffel sold a Lease of the House in Swallow Street, subject to a Rent of £71. 10s. for £700, and that he lets the three Houses in Orange Street for Rents amounting to £115.

No. 27, in Market Row, was valued at £30. a year, and let accordingly in 1809; was re-let to ——— Wyatt, for ——— years, for £70.

Lastly, the Property consisting of a Coopersage, and five Houses in Castle Street, with Stables and various back Buildings, valued by you at £98, and let for forty-seven years from 1810, appears to have been immediately re-let as under, viz.:

Nos. 15, 16, and 17, let to Messrs. Moseley and Walker, on Lease,			
subject to all the Covenants in the Crown Lease			
The Coopersage	-	-	£120.
One House	-	-	80.
Coach House and Stables	-	-	60.
No. 13,	-	-	25.
No. 14,	-	-	40.
Making in the whole			£325.

It having been agreed to purchase Mr. Fort's Interest in this Property, and to have the same licensed by reference to Arbitration, the sum of £4,516 has been demanded by the Arbitrator named on the part of Mr. Fort, but that demand not being acquiesced in on the part of the Crown, the matter is now under reference to an Umpire.

To this Statement the Board direct me to call your early and serious attention; and they desire, as soon as possible, to be furnished with a full and detailed explanation of the grounds upon which your Valuations were made in the cases therein detailed; adding such information as you may deem necessary, on your general course of proceeding; and any particular circumstances which may occur to you, as explanatory of the difference between their valuations, and the prices paid for the Surrender of the Leases, in the several instances herein mentioned.

Messrs. Levenston and Chaworth.

I am, Gentlemen,

Your most obedient Servant,
A. Atter.

SIR,

Bedford Square, June 29th 1815.

No. 14. (B.)

2. LETTER from
Messrs. Leverton
and Cheevers to
Mr. Milne, dated
29th June 1815;
with a Statement of
Particulars of the
Valuations therein
mentioned.

We have to request you will lay before the Commissioners of His Majesty's Woods, &c. the following Statement and Particulars, in reply to the Letter of enquiry written, under their direction, by you to us, on the 30th of last month, respecting several Surveys of Crown Property made at different periods by the Architects in the Land Revenue Department; some as affecting the opinions of the late Mr. Marquand and Mr. Leverton conjointly; the others affecting the opinions we have conjointly formed thereon, contrasted with opinions subsequently given by other professional men, recently employed in particular to make way for the New Street, as to the Annual Value of the lease Property, and other observations detailed in your said Letter; and as we are called on to give the Board information, in reply, as to these points, relative to the general system adopted by us in our Valuations, we shall proceed to refer to that system, and to the facilities it met with by the late Surveyor General, before we attempt to enter upon the particulars of these Valuations (specially named).

In October 1796, in consequence of an application from the Surveyor General to the Architects, to state, for his information, in what manner they (Mr. Marquand and Mr. Leverton) proceeded to ascertain the Value of Houses surveyed by them, belonging to the Crown, and what Allowances or Deductions should be made from the Rack Value in fixing the net Rent to be paid by the Lessee; they informed him,—

- 1st. That they endeavoured to ascertain the Rack Rent actually paid for the House where it was let; and that they fix such a Rent as they thought the same, when in good condition, ought to let for, as the ground of their Estimates:
- 2^d. That they took into consideration the Expense of immediate Repairs requisite, if any, to put the Premises into good and tenable condition; and the proper Allowance for such ordinary Repairs as would afterwards become necessary, from time to time, during the term of the Lease:
- 3^d. That they endeavoured to ascertain the Land Tax actually paid, annually:
- 4th. That they took into their consideration the necessary Insurance of the Premises, and the Annual Premium and Duty payable for such Insurance:
- 5th. That they considered an Allowance necessary to meet the casual loss by Sub-tenants, and other contingencies, to which House Property is liable; and that after making Allowances for these outgoings, certain and casual, they reported the Rent which they considered to be the true and fair Annual Value of the Premises, clear of all Taxes, Repairs, or other Deductions, for the term proposed to be granted, as required by the Act of 1794.

They then entered further into detail, as to the Rate of the Allowances alluded to, as follows:—

For immediate Repairs, on a Lease for 40 years, not less than 2½ per cent. on the amount to be expended:

For subsequent ordinary Repairs during the Term, an Allowance, depending on the quality and age of the Building, taken into consideration at the time of the Survey; therefore it was not defined:

For Land Tax; the Allowance of the actual Assessment, as nearly as it could be ascertained:

For Insurance; the full Premium upon the stipulated Amount to be insured:

For Contingencies of casual loss by Tenants, or Houses standing empty, and for collecting Rents, &c. offering that the granting of long Leases placed all the burthen upon the Lessee, who thereby would become a kind of intermediate Landlord, (for though he might be the actual occupier at the time of granting the Lease, he could not be expected to continue so for forty years), they considered the Allowance on this account might be varied according to the Class and Annual Value of the House, thus;—

On Houses of £25 per annum, and under, they allowed	2½ per cent.
On Houses from £25 to £50	8 per cent.
On Houses from £50 to £100	7 per cent.
On Houses exceeding £100 per annum	5 per cent.

And upon this general system they proceeded, having the sanction of the Surveyor General therein.

It may here be noticed, that it was not considered that the Rack Rent, forming the ground-work of the calculations, should be an overburdened Rent; but, on the contrary, such a one as might not have any tendency to keep the Houses on the Crown's estate unoccupied and shut up, to the detriment of the Lessee, while endeavouring to obtain it; or to damp the ardour

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ardous for improvement, which has been so much needed on the Crown's Estate generally; and consequently, a Rent lower than the general market-price of the day, so as to enable a preference being given to Holdings under the Crown, from any other Holdings in those parts of the Metropolis where the Crown's Property lies.

With this method of procedure we always considered the late Surveyor General to have been perfectly well satisfied; but what the feelings of the Lessees were, concerning it, will perhaps best appear from a Memorial preferred to the Treasury in June 1802.

Surveyor General's
Second Triennial
Report to the
Legislature :
Appendix,
No. 10.

That Memorial was entitled, "The Memorial of the several Persons whose names were therein subscribed, being Tenants of certain Estates held under the Crown, whereon Messuages or other Buildings had been erected;" and it was subscribed by the Dukes of Marlborough, Richmond, Buccleuch, Leeds, and Queensberry; the Earls of Wile, Cadogan, Gower, Effra, Balcarres, and other Peers; and by Sir W. Pitt Rivers, Sir William Doleman, Mr. Keene, and other Members of Parliament; and a great many private Gentlemen, among whom were Mr. Drummond Smith, Mr. Lubbock, Mr. Moody, Mr. Holloway, Mr. Bailliot, Mr. Huddelstone, Mr. Neave, &c. &c.

The Memorialists stated, that they were Tenants of direct Premises under Lessees from the Crown, and that those Lessees were therefore taken or purchased by them or their ancestors, under an expectation and a confidence that the same would be renewed by the Crown upon the payment of a moderate fine, or a small and reasonable increase of rent; that if they could, by possibility, have had in contemplation a system of renewal on terms such as were then proposed, or a certain rejection of their offer to renew as theretofore, they would have been wanting in justice to themselves and their families, and likewise of common prudence, to have laid out such sums upon their respective Leaseholds;—that it never could be the wish of a mild and beneficent Legislature, that the Tenants of the Church, of the City of London, of all the other Public Bodies in His Majesty's Dominions, should be treated with more liberality and more attention to their Tenant Rights, than the Tenants of the Crown;—they called to the recollection of the Treasury the observations of the Surveyor General, as set forth in his Memorial, dated 5th August 1794; and more especially that part where he shews, that "it

Surveyor General's
First Triennial
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No. 15.

" would seem to be desirable that the Rent, though near to the value, should be so reasonable as
" that the obtaining a Crown Lease may still be reckoned a favour; that Government may not,
" after a Lease has been granted, be distracted with applications for new allowances or deduc-
" tions; or if such application should be made, may deem it unnecessary to attend to them; that
" the regular payment of Rent and the performance of Covenants may be enforced without
" any just ground of complaint; and that, notwithstanding that uniform regularity, the
" King may still be reckoned a more desirable Landlord, than a Subject attentive to the
" management of his property."—They referred to the state of the renewals of Crown Lessees after the passing of the Act of 1794, whereby it would be found that few renewals had taken place; and that those few had been obtained principally by persons of fortune; and they observed, that the terms then prescribed, although they might come within the reach of some persons of property, would entirely annihilate the inferior class of Crown Tenants; they observed, that great difference of opinion had frequently prevailed between the Valuation of the Crown Surveyor and that of the Tenant's Surveyor; and that there being no appeal from the Valuation of the former, the grievance complained of was greatly increased; more particularly as the Report which the Surveyors of the Crown were directed by the said Act to make, was of the true and fair improved annual worth or value of the respective Estates, whereby, they submitted, the Situation of the Property and of the Tenant were intended to be considered; but that they apprehended that the Surveyors had misconstrued the intention of the Legislature and the words of the Act, and had reported the "full" instead of the "fair" improved annual worth or value of the respective Premises:—And they prayed, that the provisions of the Act might be taken into consideration, and such measures adopted as might seem expedient, for the purpose of relieving them from the hardships of the same.

Surveyor General's
Second Triennial
Report to the
Legislature :
Appendix,
No. 20.

The Surveyor General, in his Report on that Memorial, dated 20th November 1802, answered to the Rules of proceeding exhibited subsequent to the Act of 1794; and he stated, that, in conformity with those Rules, the management of the Crown's Estate had been conducted; and that though it might be true that in some instances the Surveyor of the Lessee had thought the Value put on the property by the Surveyors of the Crown, selling on oath, too high, no example could be given, where, on complaint thereof being made, and circumstances stated which were unknown to the Office Surveyors, but which were of a nature that ought to be considered in estimating the true and fair Annual Value of the Premises, the Crown Surveyors had not been called upon to reconsider the Valuation they had before made.

And that the Surveyor General was aware, that the Lessees derived much benefit from the Lessees passed under the new regulations, and did not disapprove thereof, seems to us to appear from a passage in the same Report; as well as that the Surveyor General was anxious that the system which the Memorialists deprecated, as not affording them sufficient advantage, should be thought moderate, and that their arguments in that regard were groundless. The passage is as follows, viz.—"There are, indeed, instances of more having been offered by
" others

others for Leases, "which the Lessees had declined to renew, than had been required from them; and several cases have occurred of new Leases being brought to public Sale; and "no every one of them which has come within my knowledge a considerable profit has been obtained by the seller."

We have entered thus particularly into this Memorial preferred to the Treasury in 1802, to shew to the Board the disappointment of the Crown Lessees, and the difficulty at an early period, indeed for many years after the new system of management, in consequence of the nature of the Valuation for Renewals, to induce Lessees to come forward at all, and accept terms thereon; nevertheless, in the whole period of service of the Architects, very few statements have been made from their Estimates; and by the moderation and fairness exhibited, the Lessees have been gradually brought to close upon the terms originally proposed to them.

We next advert to an Inquiry of the late Surveyor General in December 1805, and our Explanation, in reference to a Renewal proposed to be granted of Dorset House, Whitehall, founded on Messrs. Marquand and Leverton's Report, and in reference to a subsequent Valuation by us for the purchase of the unrenewed existing leasehold. In our Report for the purchase of these Premises, dated the 15th November 1805, we stated the utmost Rent it was worth was, in our opinion, £850 per annum; and in the survey of the same House, made in August 1804, by Mr. Marquand and Mr. Leverton, they had rated it at a net Rent of only £750 per annum, clear of all deductions, to be granted on a repairing Lease, from the end of the then subsisting term of seventeen years and a half, to make up that term to forty years. And we ventured to express to the Surveyor General, that the two Estimates would not be found irreconcilable with each other, when the different views of the subject under which they were made were explained; and when it was considered that one was a Valuation of the Tenant's leasehold, and the other the Landlord's, between which there was, as we may now add there is, in most cases, an essential difference, and in some a very wide one; and among other observations we mentioned one to which we would again wish to call the attention of the Board, namely, that we did not conceive the duty of Surveyors for the Crown acting upon oath required, or would warrant them in the valuing of Houses to be granted on Repairing Leases, to stretch the value of the property to a point to which it might be doubtful whether it would reach or not: such a practice, by discouraging and almost prohibiting the taking of Repairing Leases, could not fail but to be very detrimental to the Estate of the Crown.

We may here add, that the explanation given by us to the Surveyor General met his approbation; and that according to the allowances considered proper to be made, and as set forth in the Architect's Observations in October 1796, the cause of difference was exemplified; the Rack Rent being taken at one-sixth less than the utmost Rack Rent expected for the Premises, immediately after being repaired, and the interior fitted up.

Upon this principle of Valuation we have uniformly proceeded; being governed, in establishing our Rack Rent, by the particular circumstances of the Property, and the dates of the applications; and it will be found, by comparison of the early Surveys upon which terms were proposed and not accepted, with Re-surveys of the same Property in consequence of renewed applications, that the Rents for upon the same have scarcely ever been lowered, but broadly have been generally considerably raised above such first Estimates, arising from the general increase of Value in House Property (but which may be again depreciated), and the strong feeling which at first operated on the minds of Crown Lessees, respecting the Terms of Renewal, shewing at times was developing the moderation of the system of management of the Crown's Estate, and the readiness and performance to it.

And it may not be improper to remark, that most of the Crown Lessees have not been themselves the Occupiers of the Premises they applied to renew, even where *single Houses* were the subjects of Survey; and in perhaps more than an equal number of applications there have been two, three, or more Houses comprised in the same Lease. Thus it will appear, that an Occupation Rent, or in other words, the highest Rack Rent upon each House, could not be consistently taken as a basis of our Valuation, which further deductions than have been usually made by the Architects in the Land Revenue Department were to be admitted.

We may have fallen into error in judgment in some of the numerous Surveys in which we have been engaged; and the opinions of different professional men, it is well known, vary considerably; but we are satisfied in one fact, as regards ourselves individually, that neither favour nor prejudice have been shewn by us to any particular Lessee; and Mr. Marquand, who had been employed as Surveyor in the Office for about thirty years before the Act of Parliament took place, was considered a man of integrity, and of judgment from his long experience; and who also would seem to have been influenced, could it appear that such favour or prejudice had been shewn towards the Crown Lessees: We perhaps have the more reason to be satisfied in the apparent contrast, inasmuch as a difference is found to exist in the Surveys alluded to, not in any particular year, but in Surveys made in succession of time, commencing in 1796, and going on to 1805; and we may notice to you, for the information of the Board, that with the exception of the Survey of Dorset House, no Valuation made by the Architects was

No. 14. (B.) looked upon as too low by the Surveyor General; and that they therefore concluded they were proceeding in a way quite answerable to his views, and to the views of the Treasury.

The length of time that has elapsed since the Surveys alluded to (from 9 to 16 years) may prevent our making at this moment some observations that could have been made immediately afterwards but we hope, in our following explanations, we shall acquit ourselves to the satisfaction of the Board, and show that our Valuations have been made upon a uniform scale, without favour to any one, and with a due regard to the interest of the Crown as Landlord of a very large Estate, capable of and requiring improvements by its tenants, as the respective Renewals should take place; at the same time we hope, that if the Board should consider a different mode ought to be adopted, as the Renewals of Crown Leases have become more familiar with the Public, that they will favour us with their instructions upon the subject, in order that we may hereafterward proceed upon such new principles as they shall be pleased to prescribe, to form the ground-work of our future Valuations.

In our Regulations for Repairs, we should observe, that we have not usually bound the Lessee to larger sums than were adequate to common substantial Repairs; but it is well known that Tenants lay out great sums afterwards in interior fittings and decorations, suited to the fashion of the day, but of little importance to the Crown in its reverendary interest, and which more or less will affect the utmost Rack Rent of Premises for occupation, and consequently affect a purchase of the Premises for immediate tenancy, besides the *good-will* of trade, which we never have deemed warrantable to set up as a part of our Valuation; and in some instances we have found the Property *valued* within a period where we might have thought it right to suggest the Crown's taking only a Ground Rent, to make up to the Lessee an adequate Term for rebuilding, and have on that account proposed and set a moderate Rent.

Again, the Valuations for Renewals of Leases have most frequently been made when there have been Terms unexpired from Ten to nearly Twenty Years (the earliest period that applications are admitted by the Act); whereas, in case the Leases had been full-term in general to run out, instead of moderate Rents having been established for the Reverendary Terms (with profit), and in many instances a certainty, of great improvements being made at the Lessee's expense, beyond the sum they have been bound to lay out, many of the Houses would have then been found in a state of ruin comparatively with their state at the time of renewal, and must have then been sold at *Ground Rents* only, with a small sum as an equivalent for their *old materials* of them.

We may further add, that in purchasing Houses (or any other Property indeed) there is a difference in Terms when treating with a willing Seller and an unwilling Seller. In the instance of purchasing for the New Street, we fear there are and will be very few cases of willing Sellers, and consequently their demands are in proportion to their inclinations; and which it may be very difficult to meet upon any other Terms than a *full Rate of Value* of *all* the interest to which he can set up a claim; and the Arbitrator, or a Jury, would be disposed rather to lean towards the individual so necessitated to part with his Property, than to the Crown as a public Body, known to be capable of making retribution for the loss that individual might sustain by his removal. This, indeed, has been exemplified in the two Cases brought before a Jury, respecting the interest of Mr. Moody, in No. 16, Pall Mall, and Messrs. Tucker and Davis, in the next adjoining House, No. 17, wherein they have gone far beyond the Sum that Government thought proper to offer to them, though those offers appeared to us to be extremely liberal; and had it not been for our attendance, under Subpoenas, by order of the Board, in these cases, this reply to your Letter would have been more speedily made.

We now lay before you, for the information of the Board, a Statement respecting the Valuations of the Property mentioned in your Letter, taking the Cases according to the dates of delivery of the Reports thereon.

We are, Sir,

Your obedient Servants,

Alex. Milne, Esq.
Sec. Sec. Sec.

The Lord
The Chancellor.

(No. 1.)—House, No. 13, Charles Street, St. James's, let to Mr. Hedgeson.

7 STATEMENT
enclosed in the pre-
ceding Letter from
Messrs. Leventon
and Charnon.

Messrs. Marquand and Leventon's Report was delivered in April 1799, at a Rent of £140 per annum; the Lessee to expend in Repairs £200, and to insure from Fire in £300.

There were then nine years of the Lease unexpired.

We extract from the Notes, made at the time of the Survey, the following Observations^d and Calculations of Value:—

" Affected at £1/5d per annum; part of front of balustrade has been unpreserved; other parts are bulged and unboarded. Stairs down to basement worn. The floor on two-pair ^{much}

which worn; the rafters in the front are all rotten, and may be introduced in the new front; the gable end on back front, including the height of the attic, is failed, and must be taken down and rebuilt.

No. 14. (B.)

" As it would be necessary, instead of repairing the front, to needle it up, and incur considerable expense, it will be advisable to new-front; the chimney flues should be repaired, and the tiling stripped.

" Four of the rafters in the back front are old, and shall be replaced with new.

" Mr. Hodgson paid £63 per annum, Land Tax deducted, prior to his purchase.

" CALCULATION :

Rack Rent	-	-	-	-	-	£	63	—	—
Deduct prefer Repair, £700	-	-	-	-	£700	—	—	—	—
Ordinary Repair	-	-	-	-	3	3	—	—	—
Land Tax	-	-	-	-	3	3	—	—	—
Insurance, £700	-	-	-	-	1	4	—	—	—
Contingencies	-	-	-	-	4	8	—	—	—
							25	18	—
Say £40 per annum clear Rent.							£	37	2

The Affidavit of the Premises in 1799, as before stated, was £36 per annum; in 1809, it was £70 per annum; and in 1810, £100 per annum.

Mr. Hodgson has, on our inquiry, informed us that he laid out upon his Premises no less a sum than £14,500 in building an entire new front, making an entire new attic story, putting on a new roof upon a different principle to the former roof, laying new floors, putting up two water-closets with force-pump, new area, kirk and iron-raiding to front, and balcony to drawing-room windows, with a variety of other improvements; and that during the time of such an extensive refitting, he was obliged to put his family into another house: And we observe, that the compensation paid to Mr. Hodgson, as set forth in your Letter to us, has included, as we have reason to believe, a Lease of his back Offices, wherein there are now about 15 years unexpired, at a low Rent, and which were not included in the Property valued by Mr. Marquand and Mr. Leverton in April 1799.

(No. 2.)—House, No. 27, Market Row, let to Mr. Faulkner.

Messrs. Marquand and Leverton's Report was delivered in August 1801, at a Rent of £230 per annum; the Lessee to expend in Repairs £1000, and to insure from Fire in £3500.

This House was then out of Lease.

We extract from the Notes, made at the time of the Survey, the following Observations:—

" James Faulkner has lived here four years; has an Agreement to March next; paid the late Tenant £350 for his Repairs done; has laid out himself £750 more; pays £350 per annum, and the Land Tax; the Basement is a Cellar Story; Net Rent £350; Repairs £100; Insurance £350."

Upon inquiry, we find the relating of the House to John Wyatt was a second letting; the first change of Tenancy was to one Warrall, about Midsummer 1808, seven years after the above-mentioned Survey; and Mr. Faulkner informs us, that, before he did so let the House, he laid out (as a Builder) near £300 in Repairs and Improvements, which if he had himself had to pay the customary charges of Work, would of course have much exceeded that sum. And we concur in his Statement, that within those seven years the property in that situation was improved in value.

We have not been able to ascertain what the Affidavit of the House was in 1801; but in 1811 it was £350 per annum, and at that sum the House is still rated.

(No. 3.)—Four Houses in Castle Street, with back Buildings, let to Mr. Fost.

Messrs. Marquand and Leverton's Report was delivered in February 1803, at a Rent of £638 per annum; the Lessee to expend in Repairs £320, and to insure from Fire in £35,400.

There were fourteen years unexpired of the Lease in March 1803.

We

No. 14. (B.)

We extract from the Notes, made at the time of the Survey, the following Observations and Calculations of Value:—

"No. 13. Alexander Cowley, Tenant, rents the whole House; has lived here four years; does all Repairs; pays £12, Land Tax deducted; has a Lease, three years unexpired.

"Tied and Coopers behind Nos. 13 and 14, in occupation of John Darben of Marybone Street, 11 years unexpired; the Coopers is Timber-built.

"No. 14. Robert Pratt, Tenant at Will, at £108 per annum, Land Tax allowed.

"No. 15. Henry Pride, lived years; has 11 years unexpired, at 32 Guineas per annum; has laid out £300 in Repairs.

"No. 16. Richard Child, Under-tenant to Mr. Taylor.

"No. 17.

"The Building in the Yard occupied by Mr. Taylor, Timber-built, connects with the Street through No. 16.

"Building in Yard, behind Nos. 13 and 14, is of Timber; a broad Gateway under No. 14, behind which is a Stable Timber-built.

"CALCULATION ON No. 13, with Coopers behind:

	£	s.	d.
Rack Rent	-	-	-
Deduct Repairs, £150	-	-	-
Land Tax	-	-	-
Contingencies	-	-	-
Insurance, £600	-	-	-
	£10	10	-
	2	10	-
	3	10	-
	1	4	-
		17	4
Reported at £30.		32	8

"CALCULATION ON No. 14, with Gateway and two Stables behind:

	£	s.	d.
Rack Rent	-	-	-
Deduct Repairs, £150	-	-	-
Land Tax	-	-	-
Contingencies	-	-	-
Insurance, £600	-	-	-
	£10	10	-
	2	-	-
	3	3	-
	1	4	-
		16	17
Reported at £24.		23	3

"CALCULATION ON No. 15, with Building behind:

	£	s.	d.
Rack Rent	-	-	-
Deduct Repairs, £100	-	-	-
Land Tax	-	-	-
Contingencies	-	-	-
Insurance, £600	-	-	-
	£7	-	-
	1	18	-
	3	2	-
	1	4	-
		13	4
Reported at £24.		24	16

"CALCULATION ON Nos. 16 and 17, with Stable behind:

	£	s.	d.
Rack Rent	-	-	-
Deduct Repairs, £100	-	-	-
Land Tax	-	-	-
Contingencies	-	-	-
Insurance, £600	-	-	-
	£7	-	-
	1	15	-
	3	10	-
	1	4	-
		11	15
Reported at £21.		22	5

It may be noticed, that in these Calculations nothing has been set down for the subsequent ordinary Repairs of these Premises, and consequently the Rents from which the above deductions have been made have been proportionably kept down; the ordinary Repairs, from the slight construction of the major part of the Buildings, would be considerable during a Lease of Forty years, if the Lessee performed his duty towards them.

We have not been able to ascertain the Assessments in 1803; but the Premises in the hands of Mosely and Co. were assessed at £36 per annum in 1811; the House, No. 14, was assessed at £30 per annum in 1811; and the House, No. 13, was assessed at £22 per annum in 1811; and they are to continue to be rated.

The situation of this property was a very inferior one, without traffic, or a thoroughfare, except for foot passengers; and the Premises were only considered in tenantable repair.

The facts stated to us in your Letter, at which the Premises were re-let, as is observed, immediately after the renewal, we suppose not to have taken place until the year 1808, five years after the delivery of the Report; and at about the time when Hawkes, Mosely, & Co. had large orders for army accommodations. They had built extensive Premises in Piccadilly, for the purpose of carrying on their trade, some years before; which were immediately opposite us, and afforded great facility of communication with the parts of the premises afterwards let to them by Mr. Fox; and which additional premises, we believe, were very necessary at about that period for their accommodation. At all events, it might have been wise for the Firm to secure a Lease in them at a great price, looking to the large contracts that circumstances made it necessary for Government to enter into for the supply of the Army, and their capacity to execute such contracts.

The Coopersage also, being an old established place, and near to the Tenant's residence, he was doubtless glad to continue upon higher terms than could have been obtained from another applicant in any other line of business, had they been vacuumed, as it seems to be in connexion with his good-will.

(No. 4).—The Black Bear Inn, Piccadilly, with Stabling, let to Mr. Smith.

Messrs. Leverton and Chawner's Report was delivered in November 1805, at a Rent of £108 per annum;—the Lessee to expend in Repairs £150, and to insure from Fire in £1,500.

There were eight years and a half unexpired on 10th October 1805.

We extract from the Notes, made at the time of the Survey, the following Observations and Calculations of Value:—

“ Mr. Richard Burrey, Occupier, holds under Mr. Smith, who purchased the Premises at Garraway's about half a year ago, for £1,045, subject to a Ground Rent of £5 per annum; the Tenant having then about eight years and a half unexpired, at Ninety Shillings per annum, and all Taxes. The Land Tax is £5. 11. 6. per annum. The present Tenant has bid out considerable sums in Repairs.

“ CALCULATION:				
Rack Rent	-	-	-	£ 150 — —
Deduct for present Repairs, £150	-	-	£17 10 —	
Ordinary Repair	-	-	7 10 —	
Land Tax	-	-	5 12 —	
Insurance, £1,500	-	-	3 7 6	
Contingencies	-	-	7 10 —	
			£42 9 6	43 — —
			£	108 — —

We have not been able to ascertain the Assessment of the Premises in 1803; but in 1812 it was £100 per annum on the Inn. This Assessment was continued the same till the House was pulled down.

Mr. Burrey has informed us, that Mr. Wilcock advised him to go as far as £500 only, but that he bade at the sale above mentioned £800. He had been in the House between two and three years when our Survey was made, and wished, no doubt, to secure to himself that advantage which by his assiduity, and from his connexion, he had already derived; and he was in hopes of still extending his business.

In order to make Premises of this description attracting to travellers, it is especially requisite, in the present times, to expend more money than commonly was heretofore done in fitting up the interior. Mr. Burrey says that he actually painted and papered the whole House twice during the term that he had it, and generally painted the front every other year.

No. 14. (B.)

It appears also that the House, prior to Mr. Battrey's occupation of it, was in the hands of one Baxter, who was only there twelve months; and that the previous Tenant to him became a Bankrupt in it; from which it is evident, the improved state of the Property was through Battrey's attention in part; and it must be admitted, that a considerable site has taken place in Property in Piccadilly since 1805, generally, as a location more *salubrious* than formerly for Shops of Trade; and many of the Houses in that Street (more particularly the Esherbrook part of it) having been rebuilt, has tended further to improve the Property there.

We have also in notice, that the Rent fixed, and the Compensation paid, as mentioned by Mr. Milne, to the parties interested in the Property of the Black Bear Inn, included, as we believe, certain *free Premises*, held under a Lease of 25 years unexpired, set in our Valuation,

(No. 5.)—House, No. 5, St. Alban's Street, let to Mr. Gordon.

Messrs. Leventon and Chawcra's Report was delivered in December 1805, at a Rent of £85 per annum;—the Lessee to expend in Repairs £100, and to insure from Fire in £800.

There were 19 years and three quarters unexpired of the Lease.

We extract from the Notes made at the time of the Survey the following Observations and Calculations of Value:—

" Mr. Thomson, the Tenant of the Public House adjoining, had a Lease for five years, which expired at Michaelmas last. He paid £100 per annum, and all Taxes.

" CALCULATION :

Rack Rent	-	-	-	-	£	50	—	—
Deduct Repair	£100	-	-	-	7	—	—	—
Ordinary Repair	-	-	-	-	4	10	—	—
Land Tax	-	-	-	-	4	10	—	—
Insurance, £800	-	-	-	-	1	13	—	—
Contingencies	-	-	-	-	6	6	—	—
						43		
						13		
						£ 66		

Mr. Thomson had furnished the House, and sold to let in part on Longways while he had it, which tends to enhance its price.

The House at the time of our Survey was empty, and stood to a considerable time; the underletting to Messrs. Hopkinson was, as we believe, near two years after; there was one great objection to its location as a private House, notwithstanding its proximity to Pall Mall, the door of it being next to the door into the Public House. The present Tenants, Messrs. Hopkinson, Bankers, took it as a Banking House, having removed there from a House in Suffolk Street, Charing Cross. For a House of this description, the objection of the door being close to the Public House entry was not so great as for a private Family House, and it might have been a matter of very great importance to these Bankers to obtain a House *near* to their former one; the Rent therefore, which they are standing at, we cannot consider as a criterion of fair Annual Value at the time of its being let to them; but Property thereabouts has subsequently improved in value. The Crown's interest was remote, nearly 30 years to the expiration of the existing term. Another remark may be made; namely, it was to be apprehended, from the age and state of the next adjoining Houses, particularly the House backwards, that one or both Houses would require rebuilding with a few years, and that a party-wall might suffer condemnation on one side or the other, whenever that event should happen; or at least an unexpected expense would be incurred, according as the case might require. In confirmation of this remark, in July 1803, upon a Survey for renewal of the House adjoining backwards, it was considered necessary to rebuild it, and terms were proposed accordingly; the expenses attending the flooring up and rebuilding a moiety of a party wall, would be a great drawback from the Rental, on account of which no allowance was made.

We have not been able to ascertain the Amount in 1805, but in 1803 it was £100 per annum; and was raised in 1810 to £126 per annum.

(No. 6.)—House, No. 13, Market Street, with back Tenement, let to Mrs. Wankleson.

Messrs. Leventon and Chawcra's Report was delivered in August 1806, at a Rent of £50 per annum;—the Lessee to expend in Repairs £80, and to insure from Fire in £800.

There were then near 15 years of the Lease unexpired.

We

We extract from the Notes, made at the Time of our Survey, the following Observations and Calculation of Value:—

No. 14. (B.)

" Joseph Batchelder has been here four months, took the Premises of McKean's, Brandy Merchant; he bought his Lease, which has 7½ years to come from near Michaelmas; the Land Tax is allowed from his Rent, which is 50 Guineas per annum, and he gave a consideration for his Lease. James Hilton occupies the back Tenement, at 12 Guineas per annum.

" CALCULATION:

Rack Rent	-	-	-	-	£	68 — —
Deduct perfect Repair, £ 60	-	-	-	£4	4 —	
Ordinary Repair	-	-	-	3	8 —	
Land Tax	-	-	-	3	8 —	
Insurance, £ 100	-	-	-	3	—	
Contingencies	-	-	-	4	14 —	
					<hr/>	17 14 —
					£	50 6 —"

The consideration paid at the coming-in of Batchelder, no doubt, was chiefly for good-will of the Liquor Trade, which McKean's had carried on there; that Trade was very probably improved by Batchelder; but it appears that there have been two Tenants since Batchelder; first, Davies, who was in the House about four years; and then Samuel Collins, the perfect Tenant, who says the Trade is increased. Liquor Shops and Public Houses are often parted with for great premiums; but there is no certainty of an adequate return to the Purchaser, as the Licence is dependent on his conduct in his concern; it frequently happens they pay dearly for their speculations, and become Bankrupts, or the mere tenants only of Victuallers and Brewers.

We have not been able to ascertain the Affirmation of the Premises in 1806, but they have been offered since the Year 1811 at £55 per annum.

(No. 7.)—House, No. 17, Charles Street, St. James's, let to Mr. Beard.

Messrs. Leverton and Chawner's Report was delivered in November 1806, at a Rent of £120 per annum; and the Lease to mature from Five to £1,500.

There were then 13 years of the Lease unexpired.

We extract from the Notes, made at the Time of the Survey, the following Observations and Calculation of Value:—

" Mr. Beard had originally a Joint Interest only in the Lease; but between three and four years ago, he bought the other portion by Private Contract: he laid out since £350 on the House, and it is now let furnished to Lord Aberdeen for 300 Guineas per annum.

" The House had been let to Admiral Berkeley, and Lady Newhaven, at £140 per annum, on Lease.

" CALCULATION:

Rack Rent	-	-	-	-	£	140 — —
Deduct perfect Repair, £100	-	-	-	£7	— —	
Ordinary Repair	-	-	-	7	— —	
Land Tax	-	-	-	7	— —	
Insurance, £1,500	-	-	-	5	15 —	
Contingencies	-	-	-	7	— —	
					<hr/>	31 15 —
					£	108 5 —"

We are told by the Executor of Mr. Beard, that the House was taken by Mr. Dennison, upon Lease, in the year 1809 or 1810, three or four years after our Survey; he was a Gentleman of very large Property, and concerned in a Banking House; probably the situation was an important one for him to possess, and it would seem that he did not consider Expenditure an object, as he immediately set to work to moderate the greater part of the House; and having reviewed the Premises, we are satisfied that in those improvements he must have laid out at least £500, and probably more, including painting and papering: a very large window has been thrown out to the back drawing-room; both the drawing-rooms have been

fitted

No. 14. (B.)

fitted up with folding-doors, modern chimney-pieces, dado architraves, and cornices to the ceilings; the walls have been flucced; the passage and front room have been made into a hall, the sides of which have been modernized; a new cornice put up in it; and a variety of other works done about the House in the other stories of it, besides new pointing the front.

This House was erected by the Crown's Lessee as late as the year 1739, and was one of a very substantial character; at the end of the last Lease, about 80 years enjoyment would have been had of it; but we do not think it would have been equitable to run such Premises at the highest pitch immediately on the Expiration of such a Term; it is one, which, if now built, would entitle the Lessee to 99 years; nor would it have been fair to take advantage of the £500 recently laid out by the Lessee.

We have not been able to ascertain what the Assessment was in 1804; but in 1809 it was assessed at £140 per annum, and in December 1813 was raised to £130 per annum.

(No. 3.)—Houses, Nos. 4 and 10, Orange Street, offered to and declined by Mr. Allardice, but let to Mr. George Trofkill.

Messrs. Lovett and Chawner's Report was delivered in June 1807, at Rents of £112 and £123, together £235 per annum. The Lessee to expend on No. 4. £60, and on No. 10, £40, in Repairs; and to insure each House from Fire in £500.

There were then nearly 15 years of the Lease unexpired.

We extract from the Notes, made at the time of the Survey, the following Observations:—

"As to No. 4:—George Owen, Tenant at will to Mr. Allardice, and has been so for 14 years. The Tenant repairs, and pays £28 per annum, Land Tax deducted.

"As to No. 10:—William Walters has lived here about 5 years; it was left to his Wife by her Uncle, Mr. Allardice, deceased, is assessed at about £18 per annum.

Mr. Allardice objected to the terms of the renewal. We have a copy of a Note written by Mr. Allardice to Mr. James on the subject, in January 1809; upon which we were directed to re-survey the Premises, which we accordingly did in March 1809; and we stated that "We had reviewed the above-mentioned Premises, and re-considered our Valuation, and saw no cause to make any abatement from the Rents therein fixed.—" March 1809."

We have not been able to ascertain the Assessments in 1807; but in 1811, No. 4. was assessed at £15 per annum, and No. 10. at £25 per annum, and have been so ever since.

(No. 9.)—Houses, No. 54, Swallow Street, and No. 6, Orange Street, let to Mr. Trofkill.

Messrs. Lovett and Chawner's Reports were delivered in November 1808, at Rents of £321. 10s. and £19 per annum. The Lessee to expend in Repairs £60 and £30; and to insure from Fire in £500 and £300.

There were then rather more than 13 years unexpired of the Lease.

We extract from the Notes, made at the Time of the Survey, the following Observations and Calculations of Value:—

"As to No. 54, Swallow Street:—Thomas Moore, esq., is the Occupier, has a term of 12 years unexpired in March 1809. Has been here about 9 years, upon a 21 years Lease. The House was in good condition when he took it. The Rent is 30 Guineas per annum, and he pays all Taxes; he paid £100 at coming in.

" CALCULATION :			
Rack Rent	-	-	£ 45 — —
Deduct perfect Repairs, £ 60	-	-	£4 4 —
Ordinary Repairs	-	-	2 5 —
Land Tax	-	-	1 5 6
Insurance, £500	-	-	1 5 —
Contingencies	-	-	3 11 —
			12 11 6
" Say Rent £31. 10s. or £30.			£ 34 8 6"

The Widow of Moore continues in the House. We believe he had established, and that she now carries on, a good business there in the culinary line. By her payment of a Premium of £100 after her husband's death, for a reversionary term in it, it would appear she was desirous of securing for herself and family the good-will they had been so long labouring to obtain; indeed she diligently there this to have been the ground of her engagement.

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As to No. 6, Orange Street, we extract from our Notes the following Observations and Calculations:—

No. 14. (B.)

" Edward Piddle, shoeforger, occupier, Tenant at will, pays £31. 10. per annum, Land Tax deducted; but Mr. Trofoll does the Repairs.

" Mr. Trofoll gave £110 at public sale for this House, about seven years ago, subject to no Rent.

" Treads of Stairs worn out.

"CALCULATION:

Rack Rent	-	-	-	£	16	—	—
Deduct perfect Repairs, £30	-	-	-	£	1	—	—
Ordinary Repairs	-	-	-	£	6	—	—
Land Tax	-	-	-	£	6	—	—
Insurance, £400	-	-	-	£	1	—	—
Costingscales	-	-	-	£	2	—	—
					£	13	—
				£	10	7	—

" Say £21 to £18 per annum.

The present Tenant, James Emerson, went in at March 1813, on a Lease at £25 per annum, and paid between £30 and £40 for Fine and Expence of Lease. He looks upon his letting out *every room* by the week or month, except the two rooms on the first floor, which he occupies, in order to the discharge of his own Rent. Thus, it is uncertain how long his Rent will be nullified.

We have not been able to ascertain what the Assessments of the Houses were in 1808; but in 1811 the House in Sewallow Street was assessed at £30, and the House in Orange Street at £25, at which Rates they are still rated.

Appendix, No. 14. (C.)

No. 14. (C.)

TREASURY LETTER, dated 11th August 1815, in reply to the preceding Report of The Commissioners of Woods, &c.

GENTLEMEN,

I HAVE had before the Lords Commissioners of His Majesty's Treasury your Representation of the 15th ultimo, upon the subject of the difference which appears between the terms of the Leases granted by the Crown, within a few years past, upon the Valuation of the Archbishop's belonging to the Land Revenue Department, and the amount you have been obliged to pay for the Surrender of the same Leases for the purposes of the New Street. Upon an attentive consideration of this Report, and of the Papers and Correspondence with which it is accompanied, my Lords cannot but consider the conduct of the Surveyors who have been employed by the Crown, in the course which they have adopted in the Valuation of the Crown's Estates, for the purpose of granting or renewing Leases of Houses belonging to the Crown, very irregular; but they see no grounds for imputing to them any improper motives for such conduct; and they cannot but regret, that their course and rule in this respect had not been distinctly fixed to the late Surveyor General, and to the present Commissioners, in order that the same might have been brought under the consideration of this Board. From the length of time, however, which has elapsed since the passing of the Act of 1794 for the better Management of the Crown's Estates, and from the progress which has been made in raising the Rents of His Majesty to a level with those of private Proprietors, it does not appear to my Lords to be necessary that the principles upon which the Surveyors have hitherto acted should still be the ground-work of their Valuations; but that they should be instructed, in all future Surveys, to make their Estimate of the Property, after calculating all the necessary Deductions detailed in their Letter, at the general market-price of the day, exactly as they would do for any private individual.

With respect to your suggestion, that all Crown Leases should in future contain a power of redemption in case of the Property being wanted for public purposes, my Lords cannot but entertain doubts of the propriety of this suggestion as a general measure; as they are of opinion, that the introduction of such a clause in all Crown Leases will diminish the value of the property considerably more than any benefit which might be derived from the clause in the comparatively few cases where the Crown might be desirous of availing itself of it; in all cases, however, when it may appear probable that any improvements will be undertaken, my Lords are of opinion that such a clause should be inserted.

I am, Gentlemen,

Your most obedient Servant,

S. R. Lytlington.

Treasury Chambers,
11th August 1815.

Commissioners of Woods, &c.

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Appendix,

REPORT of the Commissioners of Woods, &c. proposing the Issue of Notices to all Crown Lessees to apply for Renewals of their Leases:—And Treasury Letter, transmitting Copy of Minute of the Treasury Board on the said Report.

My Lords,

Office of Woods, &c. 21st August 1813.

IN our Letter or Report to your Lordships Board, dated 18th February last, we stated, that we had daily occasion to observe, and lament, the inconvenience and detriment arising to the Land Revenue of the Crown, from allowing Crown Lessees to expire, and the Lessees to hold over for an indefinite time, sometimes for a considerable number of years, of which many instances had come before us; the consequence being, that the old Lessee is apt to flatter himself with the hopes of being suffered to continue, while he is held over, at the former Rent, which, in the case of Leases granted prior to the Act 34 Geo. III. cap. 75. is generally very much under their fair value; and that when we had been obliged to let such Lessees right in that respect, the utmost we had thought it just to demand had been the actual income the Tenant had derived from the Estate, verified by his oath, after deducting the $\frac{1}{5}$ per cent. bonus, thus falling much short of what the Estate would have produced, if he had, by a new Lease for a term certain, been encouraged to improve the Land, and been compelled to do so by efficient Covenants securing the payment of the advanced Rent; and that we therefore had resolved, if approved of by your Lordships, to give notice in future to all the Lessees of the Crown, immediately before the commencement of the last two years of their respective Leases, if they shall not have applied for a renewal before that time, that if they do not apply within a period to be specified (say three months from the date of such notice), they will forfeit their claim to the bonus of $\frac{1}{5}$ per cent., and to any preference over strangers in regard to a new Lease, so that measures will be taken for letting the Property to any other person who may be willing to agree to the terms which we shall propose.

Since the date of that Letter, other instances of the same inconvenience and loss have occurred; and, in particular, in the case of the Manor and Royalties of Rokeade, parcel of the Crown's Estate at Rokeade, in the County of York, where it appears, by an account rendered by the Trustees of Miss Harrison, the Crown's Lessee, (and which account the said Trustees have expressed their willingness to verify upon oath), that the Rents and Profits accruing therefrom since Ladyday 1809, when the last Lease expired, to Michaelmas last (1812), amounted in the whole only to $\pounds 76. 2. 11\frac{1}{4}$ whereas the Surveyor employed by us to value the Estate estimated the netive profits of the same Premises for that period at the sum of $\pounds 243. 5.$ being a difference of $\pounds 167. 2. 11\frac{1}{4}$ and the Surveyor in his Report upon this subject adds, that although the sum received falls very much short of what the Premises would have let for, it may probably be considered to be *low*, if the Parties should be required to pay more than what they have actually received from the occupants of the Premises.

We have therefore again to submit to your Lordships our opinion, that it is highly expedient that we should be authorized to direct letters to be written to all perfect whole Leases have already expired, or will expire within two years, that if they do not apply within three months from the date of such Letters respectively, they will forfeit the preference in the renewal, and the benefit of the deduction of $\frac{1}{5}$ per cent. from the Rent estimated according to the annual Value sworn to by our Surveyors, and that measures will be taken for letting the Property to other persons; and further, that general intimation of this new regulation should be given to all Lessees of the Crown, by public Advertisement, and by Notices stuck up in different parts of our Office, to the effect above mentioned.

We are, my Lords,

Your Lordships very humble Servants,

GLENBERRY,
W. D. ADAMS.

To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.

My Lords, and GENTLEMEN,

I HAVE it in command from the Lords Commissioners of His Majesty's Treasury to transmit to you, for your information and guidance, the accompanying Copy of their Lordships Minute of the 10th instant upon your Report of the 21st August last, respecting the arrangements in regard to the renewal of Leases of Crown Lands.

I am, my Lord, and Gentlemen,

Your obedient Servant,
Geo. Harrison.

Treasury Chambers,
17th December 1813.
Commissioners of Woods, &c.

Copy of TREASURY MINUTE, of the 10th December 1813.

No. 15.

READ Report from the Commissioners of Woods, &c. dated 21st August last, referring to their letter of 18th February last, wherein they lamented the inconvenience and detriment arising to the Land Revenue of the Crown, from allowing Crown Leases to expire, and the Lessees to hold over for an indefinite time; the consequence being, that the old Lessee is apt to flatter himself with the hopes of being suffered to continue, while he is hold over, at the former Rent, which, in the case of Leases granted prior to the Act 34 Geo. III. cap. 75, is generally very much under their fair value; and, with reference to this Letter, again calling their Lordships attention to this subject, and submitting, that it is highly expedient that they should be authorized to direct Letters to be written to all persons whose Leases have already expired, or will expire within two years, that if they do not apply within three months from the date of such Letters respectively, they will forfeit the preference in the renewal, and the benefit of the deduction of $\frac{1}{5}$ per cent. from the Rent estimated according to the annual Value sworn to by their Surveyors, and that measures will be taken for letting the Property to other persons; and further, that general intimation of this new regulation be given to all Lessees of the Crown, by public Advertisements, and by Notices stuck up in different parts of their office, to the effect above mentioned.

My Lords refuse the consideration of the Report of the Commissioners of Woods, &c. of 18th February 1813, as far as relates to this subject.

My Lords concur with the said Commissioners in thinking the proposed measure very important, and are pleased to sanction the adoption thereof.

Transmit Copy of this Minute to the said Commissioners, for their information and guidance.

Appendix, No. 16.

No. 16.

LETTER from *Gilbert Jones, Esq.* to the Commissioners of His Majesty's Woods, &c. reporting the Proceedings at Northampton Assizes, on the Trial of certain Causes relative to His Majesty's Rights to the Tithes and Soil of *Borough Fen, Bedford-Land*.

MR LORD, AND GENTLEMEN.

Solitary Square, 29th July 1814.

I BEG leave to acquaint your Lordship and the other Commissioners, that I attended at Northampton Assizes last week, upon the Trial of the two Causes respecting the Claim of the Crown to the Allotments to be set out by the Commissioners for inclosing Borough Fen to the Owners of the Tithes, and to the Owners of the Soil, in lieu of their respective Rights. The Commissioners for the Inclosure had decided that the Allotment to be set out in lieu of Tithes did not belong to the Crown, and had determined that the Lands were exempt and free from all Tithes: And with respect to the Soil, that the Right thereto is in the Descendants of the Marquis of Exeter. To over-rule these decisions, and to establish the Right of the Crown, was the object of the Suits above alluded to. The Cause respecting the Tithes was first tried; and I have the pleasure to state that, after a very long and interesting Trial, a most decisive and complete Verdict was obtained for the Crown. Our opponents took down Mr. Serjeant Leno, as their leading Advocate, upon a special retainer; and after hearing part only of the evidence on the behalf of the Crown, to establish the fact of the extra-parochiality of the Lands in question, the Serjeant admitted, that he felt himself unable to resist the evidence adduced to establish that fact; and he therefore proceeded to resist the Claim upon the ground that the Crown had lost its Rights, and was barred of its remedy by the operation of the *Nelson Tithes Act*. To repel this part of the case, we gave in evidence the several Leases which had been granted of the extra-parochial Tithes, the Accounts which had been rendered thereof by the Lessees, and the Accounts made up by the Auditor, and declared from time to time before the Chancellor of the Exchequer: And Mr. Baron Graham held that these documents demonstrated that the Tithes had been duly kept in charge, and that the Act therefore did not operate upon them; and recommended the Jury to give a Verdict for the Crown, which they did immediately without hesitation.

With respect to the other Cause, we were under great difficulty in getting on. The Right having been determined by the Commissioners to be in the Marquis of Exeter's Trustees, it became necessary to give some Evidence on the part of the Crown, to shew that Borough Fen was extra-parochial; and we could only find one Witness who would speak to it at all, and he an involuntary one. And although he gave some general evidence that the Lands were reputed to be extra-parochial, yet he stated that the Commissioners had been in the habit of exercising, for a long time past, acts of ownership, by inclosing and letting off parts of the Land occasionally

No. 16.

ally from 3 years to 3 years. The Right of the Crown was grounded upon an assumption that all extra-parochial Waste Lands of Right belong to the King by virtue of his prerogative, and must remain in the Crown, unless proved to have been granted out to any subject. This principle the Judge did not seem prepared to recognize; but he said, that at all events, in the present case, where the Commissioners appear to have exercised such acts of ownership, and the Crown did not appear to have ever exercised any, he thought the Right of the Crown, if any it ever had, was barred by the *Nation's Transfer Act*; and that the Grants which the Crown had made from time to time of the Tithes (as proved in the other Cause) afforded to his mind irrefragable proof that it did not possess the Right in the Soil at the time those Grants were made. Upon these grounds, he thought the Right of the Crown could not be established, and a Jurer was therefore withdrawn. When the Gentlemen who were concerned in the Cause shall return from the Circuit, it may perhaps deserve consideration, whether it will be advisable to submit to this Decision, or to take the opinion of the Court thereon. However, this Cause is of much less importance than the one in which we did succeed, since the Allowment recovered will not only be of much greater value in itself than the Allowment in Right of Soil would have been, but the Verdict will in all probability have a considerable operation and effect in facilitating the Recovery of the Tithes of the other extra-parochial Lands in the Great Level of the Fens.

I have the honour to be, with much respect,
My Lord, and Gentlemen,
Your most obliged and obedient humble Servant,

To the Right Honourable Lord Glenbervie,
and the other Commissioners of His Majesty's Woods, &c.

Gill. Jones.

No. 17.

Appendix, No. 17.

LETTER from Lord Viscount Bessely, and William Henry Fremantle, Esq. applying for pecuniary Aid from The Crown, towards building a new Church in the Parish of Egham, in the County of Surrey; and Report thereon by The Commissioners of His Majesty's Woods, &c.

Mr LOVELL,

Egham, 10th July, 1814.

HAVING been deputed by the principal Landholders and Parishioners of Egham, in the County of Surrey, to make application to your Lordships for the Bounty of the Crown, in aid of a Contribution already commenced, for the building a new Church, we beg leave to state to your Lordships the Grounds on which such Aid is humbly requested.

The Crown is Lord of the Manor, and Proprietor of the largest portion of Land within the Parish of Egham. The number of Houses within the Town of Egham, and the Farms belonging to the Crown, are very considerable.

The cultivation of the Great Park of Windsor, part of which is within the Parish of Egham, has greatly added to the number of inhabitants of the Parish. These circumstances naturally give to the Crown a very great interest in the Parish of Egham, which His Majesty's long residence at Windsor has increased, by personal knowledge and intimacy with its concerns.

The improvements which His Majesty and His Predecessors have made in the Great Park of Windsor, have not been effected without considerable sacrifices of the Parish of Egham. Some years since, William Duke of Cumberland made a very large Inclosure from the Waste Land of the Parish of Egham, which he added to the Park, without making any compensation whatever to the Parish; and since His Majesty has resided at Windsor, a further addition was made to the Park by an Inclosure of the Parish Land, without affording any return to the Parish for the loss of Land so inclosed.

For many years past, the Crown has been very anxious that a general Inclosure of the Parish of Egham should take place, by which great personal accommodations would be afforded to His Majesty, in the improvement and addition to the Great Park; but, from the variety of interests and the numerous small Proprietors of Land, this object could never receive the sanction of four-fifths of the Landholders until the last year, when a Bill for this Inclosure, so advantageous and beneficial to the Interests and Revenue of the Crown, received the unanimous consent of the Proprietors of Land in the Parish.

By an Estimate lately made, it appears that the general extent of Waste Ground contained in the Parish is about 2,000 Acres, of which the supposed quantity and proportion to be allotted to the Crown amounts to nearly one-fourth, viz. 500 Acres. The quantity of Land in the Parish of Egham, including Old Inclosures, Open Fields, Meadows, and Waste Grounds, contain altogether about 5,540 Acres, the proportion of which, held by Edgell Wyon, Esq. as Lessee under the Crown, amounts to about 1,255 Acres.

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We do not state to your Lordships the estimated Value of the Property of the Crown in the Parish of Egham, which is of considerable magnitude; but we have great confidence in stating to your Lordships the interest which His Majesty annexed to this position, so near to His Royal Residence, and His personal concern in its improvement. In confirmation of these Statements, we have submitted the Opinions expressed on the subject by the late Mr. Fordyce, Surveyor of Crown Lands, at the time of the renewal of the Lease to the late R^t Wyse, Esq.

In a Letter from that Gentleman to Mr. Wyse, dated Land Revenue Office, December 17th, 1804, he says—"I have, however, to acquaint you, that I sent the paper to Mr. Driver for his consideration, and that his remark upon it is:—As it is uncertain when a new Church or Work-house may be built, he thinks it would be quite inconsistent for him to make any statement of the Rent on that account; but that as the Crown has so large an Estate in the Parish, he thinks it would be proper for the Crown to subscribe towards the Expence at the time of the rebuilding, and that it would then be proper for the Lessee to make an application for that purpose, when, he has no doubt, it would be conferred to."

We beg to refer your Lordships to the whole of this Letter, which is lodged at the Land Revenue Office. In a Letter from Mr. John Secker, Steward of the Manor of Egham, dated Windsor, 20th April 1814, he states—"I always understood that His Majesty had a favourable disposition towards the Parish of Egham, the manifestation of which, upon more occasions than one, came within my personal knowledge; and I am confident that the projected Inclosure would, if His Majesty was so far in the enjoyment of his health as to be able to express his opinion on the subject, now be honoured with his warmest approbation. The benefit to be derived by the Crown from the Inclosure will, I trust, be of considerable importance, and fully justify the exercise of its most liberal attention to the wishes of the Inhabitants of the Parish of Egham, in the contribution of a handsome Subscription towards the proposed building of a Parish Church."

We should be wanting in justice to the Parish, if we did not further express our personal Knowledge of His Majesty's favourable disposition towards the Parish, having at various times had the opportunity of hearing His Majesty express himself to this purpose; and we have no difficulty in expressing our confidence, that if His Majesty was enabled to exercise his judgment, he would, as an Occupier of Land within the Parish, and also in compensation for the Waste Lands which have been Inclosed, by consent of the Parish, within the Great Park, contribute to the proposed building of a new Church.

We have only to submit the Estimates of the Expence of building the new Church, and the grounds on which it is thought necessary to undertake it:—

The Parish Church was built in 1527.

It does not contain sufficient room for one-third of its inhabitants.

It has only one established pew for any farms, or to the number of houses, which are very considerable, belonging to the Crown.

It contains no Chapel of Ease.

The number of its inhabitants amount to between two and three thousand persons.

The present Church is in so ruinous a state, it must inevitably fall to the ground, unless repaired at an estimated Expence of nearly £4,000.

A new Church has been planned and contracted for, to contain 1,000 persons, if the funds can be procured, for the sum of £5,400.

The Inhabitants and Landholders have already subscribed for the new Church, to the amount of £4,000. At present there is no Dissenters Chapel or Meeting House; but from the want of accommodation in the Established Church, there is great apprehension that a Building is now projected.

Under these circumstances, we humbly submit to your Lordships, in the name of the Parish, our earnest and anxious hopes that you will be pleased to take into consideration the Prayer of this Memorial, and assist the Parish by a Grant from the Crown of the Sum required to make good the deficiency in the Estimate now presented to your Lordships.

We have the honour to be,

My Lords,

Your Lordships most obedient

and very humble Servants,

To the Lords Commissioners
of His Majesty's Treasury,
Sec. Sec. Sec.

W^m Cecil Baskley,
W^m H. Foxonville.

No. 17.

THE Lords Commissioners of His Majesty's Treasury are pleased to refer the foregoing Letter to the Commissioners of His Majesty's Woods, Forests, and Land Revenue, who are to consider the same, and report to my Lords their opinion what may be fit to be done therein.

Whitehall Treasury Chambers,
the 21st day of July 1814.

Geo. Harcourt.

Mr Lords,

Office of Woods, &c. 7th January 1815.

PURSUANT to your Lordships reference to us, we have considered the annexed Letter from Lord Viscount Bulkeley and William Henry Fremantle, Esq. wherein they express that, having been deputed by the principal Landholders and Parishioners of Egham, in the County of Surrey, to make application to your Lordships for the Bounty of the Crown, in aid of a Contribution already commenced for the building of a new Church, they beg leave to state to your Lordships the grounds on which such aid is humbly requested: They then proceed to set forth these grounds, among which are the following; namely, That the Crown is Lord of the Manor, and Proprietor of the largest portion of Land in Egham Parish: That the Improvements which His Majesty and His predecessors have made in the Great Park of Windsor, have not been effected without considerable sacrifices of the Parish of Egham; William Duke of Cumberland having, some years since, made a very large Inclosure from the Waste Land of the Parish, which he added to the said Park, without making any Compensation whatever to the Parish; and, since His Majesty has resided at Windsor, a further addition having been made to the Park by an Inclosure of the Parish Land, without affording any return to the Parish for the loss of the Land so inclosed: That, by an Estimate lately made, it appears that the general extent of Waste Ground contained in the Parish is about 1,000 Acres, of which the supposed quantity and proportion to be allotted to the Crown, under the Inclosure Act now in execution, amounts to nearly one-fourth, viz. 250 Acres: That the quantity of Land in the said Parish, including Old Inclosures, Open Fields, Meadows, and Waste Grounds, is altogether about 5,500 Acres, the proportion of which held by Edgell Wyatt Edgell, Esq. as Lessee under the Crown, amounts to about 1,000 Acres. They then show the grounds on which it is thought necessary to undertake the building of a new Church, as follows:—That the present Church, built in 1527, does not contain sufficient room for one-third of the inhabitants of the Parish, and has only one established pew for any family, or to the number of houses, which is considerable, belonging to the Crown; that the Parish contains no Chapel of Ease; that the number of inhabitants amounts to between two and three thousand persons; that the present Church is in so ruinous a state, that it must inevitably fall to the ground, unless repaired at an estimated expense of nearly £24,000; that a new Church has been planned and contracted for, to contain 1,000 Persons, if the Funds can be procured, for the sum of £28,400; that the Inhabitants and Landholders have already subscribed for the new Church, to the amount of £24,000; and that at present there is no Dissenting Chapel or Meeting House; but, from the want of accommodation in the Established Church, there is great apprehension that a building is now in projection: And Lord Bulkeley and Mr. Fremantle submit to your Lordships, in the name of the Parish, their earnest and anxious hopes that you will be pleased to take into consideration the prayer of their Letter, and assist the Parish by a Grant from the Crown of the sum required to make good the deficiency of the said sum of £28,400.

The Manor of Egham, with its Royalties, is now held by the Earl of Harcourt (as a Trustee for His Majesty) under a Crown Lease, for a term which will expire on the 31st December 1835, at the clear yearly Rent of £127. 18. 6; and the Farms and Lands, and also several Houses in Egham, are now held by Edgell Wyatt Edgell, Esq. under a like Lease, for a term which will expire on the 10th October 1835, as to the Farms and Lands, at the clear yearly Rent of £540. 18s. 1, and for a term which will expire on the 10th October 1865, as to the Houses, at the clear yearly Rent of £242. 9. 6; and in respect of the Houses, a Fine of £2,301 was paid to the Crown.

We think it quite natural that Egham Parish should look to His Majesty, as Lord of the Manor, and Proprietor of a large Estate, for considerable assistance towards the Expense of building a Church of such capacity as to encourage the Parishioners to attend Divine Service, by making it certain that they will generally find accommodation therein. But as we felt a doubt whether so large a sum as £28,400 could reasonably be expected from His Majesty, that being above a third of the whole estimated expense, while the proportion of the Crown Land is below a fifth of the quantity in the Parish; and there being also many able, respectable, and opulent Proprietors and Inhabitants there; we thought it right to take, on the subject, the Opinion of Mr. A. P. Driver, who, a few years ago, surveyed and valued the Crown Estate in Egham, and who is, by our nomination, one of the Commissioners for the Egham Inclosure; and

and he has stated to us, that he should think that the sum of £21,500 might be considered very liberal to be subscribed by the Crown for the Purpose intended, and that he does not doubt the Parish would be perfectly satisfied with it. That sum of £21,500, it appears to us, would be a very ample contribution from the Crown, and we do not hesitate to recommend to your Lordships the grant thereof towards the building of the said new Church.

We are, my Lords,

Your Lordships very humble Servants,

To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.

W. HUSKISSON.
HENRY DAWKINS.

Appendix, No. 18.

No. 18.

A SCHEDULE OF ACTS OF PARLIAMENT,

Passed from the time of making to the Legislature the First Report, to the time of making the Second Report, of the Commissioners of His Majesty's Woods, Forests, and Land Revenues; for the Division, Inclosure, Drainage, Embankment, Improvement, and Sale of Lands, and other purposes, in which the Interests of His Majesty are concerned;

And which Acts were referred by the Right Honourable the Lords Commissioners of His Majesty's Treasury to the said Commissioners, for their Opinion and Report thereon, previously to His Majesty's Consent being given thereto, or which were otherwise proceeded on by the said Commissioners.

AN Act for inclosing Lands in the Parishes of Penmorfa Dolbennau, Llanfihangel-y-Pennant, and Treffys, in the County of Carmarthen.

31 Geo. III.
1812.

An Act for amending and rendering more effectual an Act of the 33d year of His present Majesty, for embanking and draining certain Salt Marshes within the Parishes of Spalding, Moulton, Whapload, Holbeach, and Gedney, in the County of Lincoln; and for repealing so much of an Act of the 34th year of His present Majesty as affects the Marshes and Lands of the Sea Bank lately made by virtue of the said first-mentioned Act.

An Act for inclosing the Forest of Delamere, in the County of Cheshire.

An Act to amend an Act of the last Session of Parliament, for making and maintaining a navigable Canal from the Grand Junction Canal, in the Parish of Paddington, to the River Thames, in the Parish of Limehouse, with a collateral Cut, in the Parish of Saint Leonard Shoreditch, in the County of Middlesex.

33 Geo. III.
1813.

An Act for inclosing Lands in the Township of Flint, in the County of Flint.

An Act for inclosing Lands in the Township of Ebrington, and the Hamlet of Hincot otherwise Hincot, in the County of Gloucester.

An Act for inclosing and excruciating from Tithes Lands in the Parish of Great Smeckley otherwise Smeckley, in the County of Huntingdon.

An Act for inclosing and excruciating from Tithes Lands in the Lordship of North Kelsey, in the County of Lincoln.

An Act for inclosing Lands in the Parish of Calke, and Townships of Elnod and Kinnerston, in the County of Radnor.

An Act to enlarge the powers of an Act of His present Majesty, for embanking, draining, and inclosing Lands in the Parishes of Abergyle, Saint Asaph, Rhydyll Dyfodri, and Meliden, and the Franchise of Rhydyll, in the Counties of Denbigh and Flint.

An Act for inclosing Lands in the Manor and Township of Kirkburton, in the County of York.

An Act for inclosing Lands in the Parish of Easington, in the County of York.

An Act for inclosing Lands in the Parishes of Ilkworth, Hutton, and Twickenham, in the Manor of Ilkworth Syon, in the County of Middlesex.

An Act for inclosing Lands in the Manor of East Bedfont with Hutton, in the Parish of East Bedfont, in the County of Middlesex.

An Act for inclosing Lands in the several Parishes of Llanfihangel, Gwenglyn, and Llan-gastin, in the County of Cardigan.

AN

No. 18.

An Act for inclosing Lands in the Parish of Winterbourne Monfion, in the County of Wilts.

An Act for vesting in His Majesty certain parts of Windsor Forest, in the County of Berks, and for inclosing the Open Commonable Lands within the said Forest.

24 Geo. III.
Sess. 1813-1814.

An Act for inclosing Lands in the Parish of Egham, in the County of Surrey.

An Act for inclosing Lands in the Parish of Quinceon, in the County of Northampton.

An Act for building a Church or Chapel of Ease in the Parish of Sealcoates, in the East Riding of the County of York.

An Act for inclosing a Piece of Common or Waste Land, in the Parish of Effingham, within the Manor of Byfleet, in the County of Surrey.

An Act for inclosing Lands in the Parish of Bayton, in the County of Worcester.

An Act for inclosing Lands in the Manor of Overden, in the Parish of Halifax, in the County of York.

An Act for inclosing Lands in the Manor of Buckland, in the Parish of Halifax, in the County of York.

An Act for inclosing and exonerating from Tithes Lands in the Parish of Potton, in the County of Bedford.

An Act for allotting Lands in the Parish of Thoresway, in the County of Lincoln.

An Act for inclosing Cox Heath, in the Parishes of Bougham, Monchelsea, Loose, Linton, East Farleigh, West Farleigh, and Hanton, in the County of Kent.

An Act for inclosing Lands in the Parish of Barwell, in the County of Cambridge.

An Act for inclosing Lands in the Tithing of Westcombland, in the Parish of Beckland Saint Mary, in the County of Somerset.

An Act for inclosing Lands in the several Parishes of Llansainthfrew and Llansillo, in the County of Brecon.

An Act for inclosing Lands in the Manor and Parish of Yarnock, in the County of Devon.

An Act for inclosing Lands in the Parish of Llanshalade in Kinnurech, in the County of Denbigh.

An Act for altering and amending an Act of the 53d year of His present Majesty's Reign, for inclosing the Forest of Delamere, in the County of Chester.

25 Geo. III.
Sess. 1814-1815.

An Act for inclosing Lands in the Parish of Stoke near Nayland, Nayland Weston, Allington, and Polstead, in the County of Suffolk.

An Act for inclosing Lands in the Parish of Gwernwa, and the several other Parishes therein mentioned, and in the Township of Llanshyfid Merinidd, in the County of Cardigan.

An Act for inclosing Lands in the Manor of Chipping Barnet, and East Barnet, in the Parish of Barnet, in the County of Hertford.

An Act for inclosing Lands within the Township of Samsfield, in the Parish of Halifax, in the County of York.

An Act for inclosing Lands in the Parishes of Llangeinwen and Llanside Newborough, in the County of Anglesey.

An Act for inclosing Lands in the Parishes of East and West Moulsey, in the County of Surrey.

An Act to amend an Act, made in the 48th year of His present Majesty, to improve the Land Revenue of the Crown, so far as relates to the Great Forest of Brecknock, in the County of Brecknock, and for vesting in His Majesty certain parts of the said Forest, and for inclosing the same.

An Act for vesting in His Majesty certain parts of the Forest of Exmoor, otherwise Exmore, in the Counties of Somerset and Devon, and for inclosing the same.

Further REPORT of the Commissioners of Woods, &c. relative to a Plan for uniting an annual Personal Inspection of the Land Estates of the Crown, with the Collection of the Rents payable in respect thereof;—and Treasury Letter, directing the said Commissioners to prepare a Bill to be submitted to Parliament for carrying that Plan into Effect.

Mr. LORRIS,

Office of Woods, &c. 20th July 1815.

ON the 15th July 1815, we laid before your Lordships a Report, wherein we proposed a New Scheme of Covenants, to be inserted in Letters of the Land Estates of the Crown, and a Plan of uniting an annual personal Inspection of the Conduct and Management of the Occupiers of those Estates, with the Collection of the Rents payable for the same.

First Triennial Report of the Commissioners of Woods, &c.

Appendix, No. 19.

On the former of those subjects, your Lordships were expressed in your Minute of the 13d October 1811, of which a Copy was sent to us, in Mr. Whitton's Letter of the 29th of the same month; but, on the latter, no communication has been made to us, and it is to that subject we now beg leave particularly to solicit your early attention.

In that Report we stated That, “from the want of some regular method of inspecting the tenanted Estates, and of periodically communicating to the Land Revenue Department information concerning the Management thereof, it was tant to impossible for the person, or persons at the head of that Department to know whether the several Covenants were complied with, till perhaps at or toward the end of the Term, when in most cases it would be impossible, or thought extremely hard and severe, to call the Lessee to account, by Action of Covenant, or otherwise, for their non-compliance therewith.”

We also stated, “That we were most strongly of opinion that there should be, on the part of this Board some competent person, furnished with a Copy, or the Substance of the Lease, employed at least annually to inspect each Land Estate of the Crown under Lease, and to report how far, in each particular, such Covenants and Conditions had been fulfilled; and that this last requisite, we were convinced, from the experience we had had, and the consideration of what had passed in the Department of the Land Revenue for above a century, but especially after the passing of the Act 34th Geo. III. cap. 75, was by far the most essential improvement which the present system, as acted upon, was capable of receiving.”

We cited the late Mr Fordyce's suggestion, in his Report of the 15th July 1806, of appointing the Surveyors employed in the Land Revenue Department to have the charge of receiving the Rents, visiting and looking over each Estate, and making annual Reports respecting the condition of the Estates, and the attention paid to the Covenants by the Lessees; and, in this way, Mr. Fordyce stated, “the Rents would be collected at less Expence than formerly, and an effectual check would be put upon the Conduct and Management of the Occupiers of the Crown's Estates, without any Charge whatever on that account” and “that he apprehended the Land Surveyors would not find it difficult to give adequate security for the due fulfilment of their engagements.”

Surveyor General's Third Triennial Report to the Legislature: Appendix, No. 11.

We added, That “the wisdom and economy of the measure thus recommended, and we might almost say the necessity of adopting it, would be sufficiently apparent from the foregoing part of our last Report; and therefore, that we needed not confine any more of your Lordships time with further arguments upon the subject; that we would only beg leave to state, that a single day had scarcely occurred, since we entered upon the duties of our Office, in which we had not had occasion to observe and lament the consequences of the perfect total want of the means, which this method would afford, of knowing how far the important Covenants for the due Cultivation of the Landed Property of the Crown were complied with, and of enforcing that compliance.”

“We therefore begged leave to recommend to your Lordships 1st—1st, That in all future cases of the Vacancy of the place of any Receiver of the Rents of the Crown, no new Appointment of such Receiver for any general District should be made; but that the duty of collecting the Rents of each particular Estate within that District, together with the other duties thereinafter mentioned, should be entrusted to the Land Surveyor, who should have been employed to estimate and report the value thereof, and to advise concerning the proper mode of cultivating the same, in case such Estate should have been so valued and reported upon at the time the last Lease was granted, by any Surveyor then and still residing in that part of the Country; and, where no such Survey had been made, to the Land Surveyor generally employed in that District under the Department of Land Revenue.”

“2nd, That such Surveyors should respectively receive, as the consideration for performing the duty of collecting the Rents, and the other duties about to be mentioned, nothing further than a corresponding apportionment of the Emoluments formerly annexed to the Receivership.”

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" 3dly, That the perfect Receivers, who execute their duty by Deputy," (and we believe the majority of them did so,) " should be directed, whenever it might become necessary for them to make a new Appointment of a Deputy, to employ in that capacity such Land Surveyor as before described, if he should be willing to undertake the duties, in future to be agreed with that of receiving the Rents, for such remuneration as they allow to their perfect Deputies."

" 4th, That any Receiver, or Deputy Receiver, in the case might be, appointed in the manner we had proposed, should in future be obliged to view the Estate, of which he should receive the Rents, once in the year at least, at the time of receiving the Rent then to be collected; and after examining the Field Book of the Lessee, or of his Under Tenant or Under Tenants, should report how far the same had been kept in the manner directed, and how far the other Covenants in the Lease had been performed; in what particular there had been a failure in any of those respects; and whether any, and what improvements, upon the premises made of Cultivation, occurred to him, which it might be advisable, with the Consent of the Tenant, to adopt during the remainder of the Lease; and that he should accompany his Report with Extracts from such parts of the Tenants' Field Book as he might think necessary for the better understanding of such Report."

Mr. Fordyce, in his Report above mentioned, stated, " That the Rents of those Estates had been collected by Receivers, who, besides their Salaries, had been allowed one shilling in the pound on the amount of their Receipts;" but some change has since taken place. We annex a List of the present Receivers, shewing the Counties within their Receipts respectively; and it is those only who are appointed by Letters Patent, or Confirmation, that take the Allowance of one shilling in the pound, and that only on such Sums as are drawn out of their hands by Debiture; but, on the Balances paid by them into the Exchequer on the annual making up of their Accounts, a Poundage of three-pence only is allowed. The Salaries of these Receivers are those entirely allowed by the Exchequer. The acting Receivers have no Poundage; but such Salaries only as the Auditor, with the sanction of the Chancellor of the Exchequer, thinks to be a moderate reward for the Services performed.

We understand that the general practice of Proprietors of large Estates in Land is to employ a Land Surveyor, or Land Agent, whose duty it is to attend to the lettings of the Estates, the management of the Tenants, the collection of the Rents, the letting out and allowing for Repairs, and the frequent inspection of the Lands and Buildings; and that the usual Allowance to such Surveyors, or Agents, for the whole of his services, is a Commission of one shilling in the pound on the Rents collected; and we are decidedly of opinion, that this plan cannot be too soon extended to the Estates of the Crown, by which, not only the advantages before set forth will be derived, but the additional one of a perfect diminution of the very heavy expence the Crown has of late years sustained from Surveys and Valuations on New Lettings, and ultimately a total saving of that expence.

Very little difficulty will, as we apprehend, attend the carrying of such a plan into effect; but your Lordships will perceive, from the List before mentioned, that one Receiver only holds his situation by grant for life; and as the by far greater part of his Receipt is from Houses in London and Westminster, he may retain that part, and relinquish only the receipt of the Rents of the Country Estates, for which he may have a compensation.—The Receivers, appointed by confirmation from the Chancellor of the Exchequer, hold only during pleasure.—The Acting Receivers are appointed by the Auditor, with the sanction of the Chancellor of the Exchequer, and can perfect no interruption whatever to this arrangement; but where a fair claim to compensation may be clearly shown, reasonable compensation may be allowed.

For establishing this highly requisite and advantageous change in the management of the Crown's Estates, we earnestly recommend that, at the commencement of the next Session, a Bill be submitted to Parliament, authorizing and empowering this Board, with your Lordships' sanction, to appoint such Receivers of the Crown's Rents as shall be competent to the performance of the Services before detailed; to allow them, in reward for their service, a Commission of one shilling in the pound on the Rents they shall collect, or such other reward as your Lordships may approve; to require from them securities for the due performance of the trust reposed in them, and also Annual Reports of the condition and mode of management of the Estates under their care, and Annual Accounts of the Revenue collected by them; and to administer to them oaths as to the verity of their Reports and Accounts.

The Accounts, when their accuracy shall have been ascertained, may be transmitted to the Auditor, to be made up and passed as perfect, according to the Exchequer forms; and the Movers and Balances may be paid and applied in the manner provided by the existing Statutes relating to the Land Revenue.

If the Accounts shall be taken out of the jurisdiction of the Auditors, we apprehend that they will be entitled to Compensation for the loss of the Profits of Office they will thereby sustain, which Compensation, as well as all others this arrangement may call for, this Board, with the sanction of your Lordships, may be by the proposed Bill empowered to settle; and in this case, the Bill may abolish the entire Fees and Allowances of the Auditors in this regard; the entire Salaries and Allowances of the Receivers should be also abolished.

The

The Bill should also empower us to authorize the Receivers to distrain for Rent, and to institute any legal process to recover Rents, Penalties, and Compensation for Waste or Damage, and to enforce Covenants.

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We are, my Lords,
Your Lordships very humble Servants,

To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.

W. HUSKISSON.
W. D. ADAMS.
HENRY DAWKINS.

LAND REVENUE RECEIVERS.

Counties.	Counties.	Receivers.	How appointed.	Term.
1.	{ Essex Hertford Middlesex London Norfolk Huntingdon	Dorset King, Bishop of Rochester.	By Letters Patent under the Great Seal.	For Life.
2.	{ Lancashire Westmorland Cumberland York Richmond (the Yorkshire) Durham Northumberland	The Revenue in these Counties is collected by an Acting Receiver, appointed by the Auditor, with the sanction of the Chancellor of the Exchequer.		
3.	{ Kent Surrey Salut Northampton Bedford	George Hubbard, Esq.	By Commission from the Chancellor of the Exchequer.	During Pleasure.
4.	{ Stafford Hertford Salut Warwick	An Acting Receiver.		
5.	{ Suffolk Cambridge Bedford Bucks	D ^r		
6.	{ Oxford Bucks Horse and Castle of Windsor	D ^r		
7.	{ Southampton Wilt Gloucester	D ^r		
8.	{ Isle of Wight	The Rents all sold under the Act of 1794.		
9.	{ Somerset Devon Dorset Cornwall	An Acting Receiver.		
10.	{ Warwick Leicester	Mr. Walford	By Commission	During Pleasure.
11.	Surrey Hospital	Mr. Stephen Powell	D ^r	D ^r
12.	Chichester	John Griffith, Esq. Receiver for North Wales.	D ^r	D ^r
13.	Derby	George Hubbard, Esq.	As above.	
14.	{ Lincoln Nottingham	Mr. Bailey	By Commission	D ^r
15.	North Wales	John Griffith, Esq.	As above.	
16.	South Wales and Monmouth	Richard Barry, Esq.		

No. 19.

GENTLEMEN,

HAVING laid before the Lords Commissioners of His Majesty's Treasury your Report of the 20th ultimo, in which you recommended, for the reasons submitted in your said Report, the appointment of Land Surveymen for collecting the Crown Rents, and for other Purposes therein mentioned, I am commanded by their Lordships to acquaint you, that the Chancellor of the Exchequer, having communicated with the Bishop of Rochester, the present Receiver, by Patent, for his Life, of the Rents upon the Crown's Estates within the Counties of Essex, Hereford, Middlesex, London, Norfolk, and Huntingdon, with a view of ascertaining whether he would be disposed to relinquish that part of his office which relates to the Receipt of the Rents arising within the counties of Essex, Hereford, Norfolk, and Huntingdon, and, if so, upon what conditions and compensation, the Bishop has expressed his readiness to comply with the wishes of His Majesty's Government, by resigning those parts of the receipts above specified, upon an equivalent compensation being secured to him, but has stated, that, as the Crown's Rents have been progressively increased, it will be necessary that he should make enquiry into the present condition of the Crown's Estates in those Counties, and has requested to be informed what sum may be allowed him for that purpose, in answer to which the Chancellor of the Exchequer has recommended his Lordship to communicate with you, or your Secretary, with a view of arranging the amount of compensation for that part of his office that is to be relinquished.

From an attentive consideration of this important subject, my Lords are satisfied that much benefit to the Crown's Estates might be reasonably expected from the adoption of the Plan now submitted by you; and I am therefore to direct you to confer with the Bishop of Rochester, as to the amount of compensation which it may be proper to grant to him for the relinquishment of the portion of his office before specified, and to report to their Lordships the result of such communication. My Lords are also pleased to direct you immediately to prepare and transmit, for their consideration, the Draft of a Bill to be submitted to Parliament early in the ensuing Session, authorising the appointment of Receivers of Crown Rents of the description suggested, together with such other provisions as you may think necessary or proper for the management of those Estates; but my Lords do not see any advantages likely to arise from the removal of the Audit and final passing of the Accounts of those Receivers from the Auditors of the Land Revenue, after they shall have undergone the previous inspection of your Board; particularly as compensation must be granted to those Auditors for the loss they will sustain by the abolition of the Fees now paid, which Fees will cease upon the death of the Persons holding these offices.

I am, Gentlemen, your obedient Servant,

G. Archbold.

Treasury Chambers, 15th August 1815.

The Commissioners of Woods, &c.

No. 20.

Appendix, No. 20.

LETTER from Mr. Nash, stating the Circumstances which, in his opinion, have delayed the Progress of the Improvements in MARY-LE-BONE PARK.

GENTLEMEN,

29, DORSET-STREET, 4th February 1816.

IN answer to Mr. Milne's Letter, of the 25th ultimo, desiring me to report to you what causes have led to the disappointment of the expectations held out by me of a great improvement in the Revenue, to arise from the adoption of the Scheme suggested by me, and adopted by the Treasury, for the appropriation of the Estate in Mary-le-bone Park; and whether I am still of opinion that such expectations will ultimately be realised; and, if so, the grounds of that opinion;

I beg leave to state, that the only disappointment I have felt is in my expectations that the Improvement to the Revenue would have had a more rapid progress. The numerous applications I had from men of rank and fortune, when the design was in agitation, to let down their names for Sites for Villas within the Pale of the Park, justified the expectation of that part of the Improvement immediately commencing; but before the Roads were completed and the Park inclosed, the disposition to building suddenly became paralyzed. So far from regretting, however, that the Villas have not yet been begun, I am in your recollection, Gentlemen, that it ever was my opinion, the Revenue would not suffer on that account; for as the Trees advance in growth the Park would improve in beauty, and consequently in value, and this reason applies equally to the Houses which are to surround and overlook the Park. At the same time, therefore, that I could not the expectation of more rapid progress, yet I must take leave to revert to my advice of planting Trees to form a boundary round the Park where Houses

Houses are ultimately to stand, as evidence that I looked to a remote period for a full consummation of the hopes I held out as to Revenue, and that I even guarded against disappointment in that respect, by substituting a Plantation of Trees, either to be preferred for beauty or sold for profit.

I have further to observe, that many of the Houses which are to surround the Park will be objects of speculation to builders, but for the last five years the great interest which the public Funds have afforded, has diverted the capital formerly employed in such speculations; as the Funds rise in price, the floating capital in the country will flow into other Channels, and should those of building not be dammed up, a part of that capital will most certainly find its way into Mary-le-bone Park, in preference to every other situation in the Metropolis, because of the open space of the Park, of which those who build are not likely ever to be deprived, as is the case in the numerous of every other part of the Metropolis; and also because the New Street, when it shall be completed, will be the *new* situation in which persons connected with the Public Offices, and others having business which requires their daily resort to town, can enjoy, together with the Country air, and such open scenery as will be continually increasing in beauty as the plantations advance to perfection; and with this commanding advantage, when the noble communication with the Court and Parliament, which the New Street will afford, is considered, I trust, Gentlemen, I am not too sanguine when I see a certainty, that my scheme will not only ultimately but rapidly succeed, and Mary-le-bone Park become an object of such preference, as to draw away many who inhabit situations in other quarters of the Town. So fully am I persuaded of this result, that I recommend to refrain the anxiety for immediate Revenue, to give opportunity of selecting a higher class of tenants, remembering, that as the Park increases in beauty it will increase in value, and that the first occupiers will stamp the character for neighbourhood. I look, therefore, to the completion of the Street, and particularly to the Circus at the end of Portland Place (which I consider as the key to Mary-le-bone Park) as the period when the value of that situation will be duly appreciated. From the unfortunate opposition to the Alliances of Mr. Mayor, in the commission at first fixed on against him, the whole of last year was lost; otherwise the Croicren, forming one-half of the Circus, would have been completed, and may be to this year, should the Alliances of the present commission be enabled to go on with the building in the course of the next month.

Hitherto I have alluded only to that part of my Plan connected with Mary-le-bone Park; the expectation of a Revenue to be derived from the other part of Mary-le-bone Park, to be appropriated for commercial Purposes, was founded principally on the advantages likely to result from the Regent's Canal, which is to join the Grand Junction Canal with the Thames. The Regent's Canal is now completed through the Crown Estate, as far as to the Harpenden Road, and a collateral Cut made along the middle of that Estate towards the New Road, and terminated in a commercial Basin; both these branches are immediately to be opened for the use of the Public. Already several applications have been made to me for wharfs round the basin, and for the establishment of trades in the neighbourhood. There cannot, therefore, be any doubt of the success of this part of the scheme; but encouragement must be given to the first settlers, by letting the Wharfs for a *few* years at low Rates, and when trade shall be established on the shores of the Canal, the Revenue will not only be permanent but continually increasing, and the necessity of Houses in the vicinity a consequent result.

The enormous extra expense which the Regent's Canal Company have incurred, beyond their original Estimate, by the Crown altering the course of the Canal through Mary-le-bone Park, and compelling them to go through very high ground, promoted the excavation of the Canal, and very much injured their finances; and the opposition of an individual, through whose land the Canal is to pass, retarded the progress of the Canal during the greater part of the last year, otherwise there were well founded expectations of its being completed to the Thames by the present time, and that the prospects held out to the Regent's Canal Company, and to the Commissioners of His Majesty's Land Revenue, would have begun to be realized. The Regent's Canal Company, however, are taking measures in the present Session of Parliament to be released from the opposition of the individual alluded to, and to recover the depreciation of their funds, which have unfortunately suffered in public opinion by these circumstances; in the meantime, so much of the Canal is completed as will most certainly put in motion that part of my scheme which relates to the Crown Property in this quarter, appropriated to commercial purposes; but here again I look to the junction of the Canal with the Thames for the great results, in respect of Revenue, and am not anxious to let too great a portion of the ground, till that work is completed.

You will please, Gentlemen, to recollect, that the Circus at the end of Portland Place was let as soon as the Plan was settled; that the measure of The Regent's Canal was carried as soon as it was proposed; that applications were made for Sites for Villas as soon as the Scheme of Mary-le-bone Park was known; so far the public expectation was in unison with mine, and it cannot be expected I should have foreseen the interruptions which the Circus and Canal have met with, nor the causes which have induced those Gentlemen who had put down their names for Villas to decline following up their first intentions. The failure of Mr. Mayor in the middle of his prospects was certainly owing solely to the sudden stoppage of those resources of credit which Builders look up to for the success of their speculations. The Circus and the

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Canal, though hitherto suspended, are likely again to proceed, and, I trust, we may look forward, with hope, to the removal of the present public pecuniary pressure. I trust, also, that in this relation of facts, His Majesty's Commissioners will see the causes of the disappointment of which they enquire, and that they will admit that I have reason to believe, that the hopes I have held out of the great Improvement of Revenue from the adoption of my scheme for appropriating the Estate of Mary-le-bone Park, will ultimately be realized, and that whilst a great part of the expense of the Roads, Plantations and Inclosures, will be refunded by those who shall build on the ground, a Revenue will arise from such Buildings to meet the expense of making and planting the Circuit, and of the other ornaments of Mary-le-bone Park.

To the Commissioners of His Majesty's
Woods, Forests, and Land Revenues,
Sec. Sec. Sec.

I have the honour to be, Gentlemen,

Your faithful Servant,

John Nash.

No. 21.

Appendix, No. 21.

EXTRACT OF TREASURY LETTER, dated 9th November 1812.

AND I am further to define, with reference to the proposed New Street, that you will most fully ascertain the utmost amount of the Charge thereby to be occasioned, in the first instance, by the purchase of Sites, Terms, and Good-will, by checking the Calculations of Mr. Nash with those of your other Surveyors, or of such other experienced Surveyors as you may think fit to employ for that purpose; and that you will also ascertain whether the actual advance of any Capital, on the part of the Public, may really be obviated by arrangements with Insurance Companies, or in any other manner.

The Commissioners of Woods,
Sec. Sec. Sec.

I am, my Lord and Gentlemen,

Your obedient Servant,

R^d Wharton.

No. 22. (A.)

Appendix, No. 22. (A.)

REPORT of the Commissioners of His Majesty's Woods, Sec. to the Lords Commissioners of the Treasury, transmitting Estimates and Plans for the proposed New Street from Pall Mall to Portland Place.

Mr Lords,

Office of Woods, Sec. 8th March 1813.

IN pursuance of your Lordships desire, signified to us by Mr. Wharton's Letter of the 9th November last, that, with reference to Mr. Nash's Plan of the proposed New Street of communication between Pall Mall and Portland Place, we should most fully ascertain the utmost amount of the charge to arise, in the first instance, from the purchase of Sites, Terms, and Good-will, by checking the calculations of Mr. Nash with those of our other Surveyors, or of such other experienced Surveyors as we might think fit to employ for that purpose; we caused a Statement to be prepared, shewing the duration of all the existing Leasehold Interests in the Crown Property, which would be affected according to Mr. Nash's said Plan of such New Street, and the Rents under which they are now held from the Crown; and having transmitted Copies of this Statement to Mr. Nash, and to Messrs. Leverton and Chawner, our Surveyors for the Land Revenue Department, we directed them respectively by instructions (*Copy whereof, marked B, is hereto annexed) to prepare, with reference to such Statement, and the best information which they could obtain relative to the property belonging to individuals in the line of the said Street, Estimates of the utmost amount of the charge, which, according to the best of their judgment, would be incurred in purchasing the outstanding Interests in the parts belonging to the Crown, and the absolute Fee of those parts which do not belong to the Crown, together with the Compensation which, in their opinion, would probably be awarded to the Holders or Occupiers of any Houses or Buildings thereon, by way of recompence for the loss of business, Good-will, or inconvenience, which they might respectively suffer by being removed from such Houses or Buildings; and also to report to us their opinion, as to the extent and manner in which the expense to be incurred may be expected to be ultimately refunded, by letting, mortgaging, or the absolute disposal of the Sites in the line of the New Street, together with the materials of the Houses to be pulled down.

Vide pp. 133 & 134.

In

In consequence of these instructions, we have received from Mr. Nath three Plans and Estimates; the first Plan is a copy of that which we laid before your Lordships, with our Report of the 3^d August 1811, and printed in the Appendix to our Triennial Report, the Estimate for which, Mr. Nath states, that he has very carefully examined, and he has given the results of that examination in minute detail. By these amended Estimates, it appears, that Mr. Nath calculates the gross and net Expenses of carrying his original Plan of the New Street into execution, and the amount of the Revenue to accrue therefrom, as follows, viz. —

No. 22. (A.)

First Triennial Report to the Commissioners of Woods, &c.
Appendix,
No. 12. (B.)

DIVISION OF MR. NATH'S PLAN for the proposed NEW STREET.	Charge to be incurred in the first instance.	Proceeds from the Sale of the old Materials of Buildings to be taken down.	Net Cost of the Improvements.	Annual Ground Rents.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Continuation of Pall Mall to the front of Saint Martin's Church, Green Property. }	7,125 — —	5,825 — —	1,300 — —	
Widening Chancery Street from the Haymarket to Chancery Cross, Green Property. }	7,025 14 9	5,825 — —		
Goodwill — — — —	4,125 — —	— — —	4,125 — —	4,465 17 6
Widening Entrance into Pall Mall from Chancery Street, widening Chancery Street into the Haymarket, and making a Street from Pall Mall opposite Carlton House Lane to Piccadilly, Green Property. }	102,814 12 1	29,728 — —	73,086 12 1	9,965 4 4
Goodwill — — — —	19,420 — —	— — —		
Continuation of New Street from Piccadilly, Northward into Glad-hack Street, viz.				
Green Property — — — 284,387 14 11	103,084 10 3	47,820 — —	55,264 10 3	7,410 12 —
Private Property — — — 18,368 15 4				
Goodwill — — — —	24,940 — —	— — —	24,940 — —	
Continuation of New Street from Glad-hack Street to Oxford Street, viz.				
Green Property — — — 219,087 16 4	74,244 — 10	24,210 — —	50,034 — 10	4,346 5 —
Private Property — — — 78,217 15 6				
Goodwill — — — —	24,210 — —	— — —	24,210 — —	
From Oxford Street to Oxford Street; Private Property	73,691 12 —	50,100 — —	23,591 12 —	4,813 — —
Goodwill — — — —	44,320 — —	— — —	44,320 — —	
From Oxford Street to Portico Place; Private Property	24,718 10 —	11,420 — —	13,298 10 —	2,187 12 —
Goodwill — — — —	24,310 — —	— — —	24,310 — —	
TOTAL Amount of the Sums required, in the first instance, for the Purchase of the outstanding leases on the parts belonging to the Crown; the Tenants and outstanding leases on the parts not belonging to the Crown, and including the Compensa- tions to be paid for Goodwill of Buildings to the Tenants whose Houses shall be taken down.	£ 604,387 2 11			
TOTAL Amount of the Sums to be herewith refunded by the Sale of the old Materials of Buildings to be removed.	£ 156,860 — —			
NET Amount of the Cost of the Improvements.	— — —	— — —	£ 447,527 2 11	
TOTAL Amount of the Annual Revenue expected to arise from the Sale of Buildings to be erected on Lands	— — —	— — —	£ 28,825 11 10	

Your Lordships will observe, that this sum of £28,825. 11. 10. for annual Ground Rents, exceeds Mr. Nath's former Estimate of such Ground Rents, in the sum of £8,097. 1. 10.

It is also to be observed, that Mr. Nath does not here reckon upon any Revenue arising from the Plan of a New Sewer, which, in that former Estimate, was calculated at £19,105 upon an Expenditure of £112,330, exclusive of the Revenue to arise from the Building Sites.

Mr.

No. 32. (A.)

Mr. Nash suggests, that it may not be necessary, in the first instance, to purchase the Buildings on the East side of Sherrard Street, and on the West side of Market Street, Saint James's, abutting on the proposed line of the New Street, and that, probably, when the improvements on the adjacent parts of the line shall have been carried into effect, the Proprietors of the Ground would complete the improvements of those parts themselves, which he thinks, would produce a saving in the cost of the undertaking to the amount of £28,225. s. 10. He also calculates, that a further saving, for the present, of £34,825, might be made by the suspension of that part of the Plan which runs through the back Premises of the Houses on the East side of Cavendish Square.

Having observed to Mr. Nash, that he had not, in the Estimate of Good-will, specified any Compensation to the Tenants of private Houses, for the losses and inconvenience which they may suffer by being compelled to remove from their dwellings; and having further noticed to him, that nothing appeared to be allowed in his Estimate for losses to tradesmen, who hold their Premises at the will of their respective Landlords, he has in a Letter to us, dated the 2d instant, stated, that he has valued these Houses, not at what the usual Lettings pay, but at what they could let their Houses for at Rack Rents, and that, as these Rack Rents are put at the extreme, the purchase money would afford an ample Compensation in those respects; and he has given it as his opinion, that the general allowance he has made for Good-will, will be found to exceed what will actually be required for that purpose, especially, if the course of proceeding which he has suggested shall be observed in carrying his Plan into execution.

The total number of Houses to be purchased and taken down, according to this first Plan of Mr. Nash, is 752; of which 411 belong to the Crown, 94 to Sir Richard Sutton, 34 to the Trustees of the Follen Estate, 48 to the Duke of Portland, 9 to the City of London, and 126 to different individuals; the greater part Mr. Nash represents to be decayed and worn out, and some of them in a ruinous state.

And the aggregate frontage of the Building Sites in the new Street, &c. according to this Plan of Mr. Nash, is 10,370 feet, being sufficient for 500 Houses at 24 feet to each House, exclusive of Sites for three large Public Buildings.

To obviate the objections which have been made to the above-mentioned Plan, on account of the number of Houses required to be taken down between Piccadilly and Golden Square, for the purpose of forming a Square, Mr. Nash has submitted two other Plans, numbered II. and III. In the Plan numbered II. and which, on the whole, appears to us to deserve the preference, he proposes the omission of the Square on the North Side of Piccadilly, and substitutes a bending Street, resembling, in that respect, the High-street at Oxford, to unite the North end of the Street from Pall Mall to Piccadilly with the South end of that part of the Street which leads to Oxford Street, and preserving the perfect communication from the Haymarket along Tichborne and Mary-le-bone Streets, into Warwick and Seville Streets. The adoption of this Plan, Mr. Nash says, will decrease the amount of purchases and Good-will £68,705, and the Revenue £1,924, making the net Cost of the undertaking, including the sums of proposed savings above-mentioned, £330,754. l. s. but at the same time reducing the Annual Revenue to £31,999. s. 10. ; viz. —

Estimated net Cost of Street, according to Plan No. I.	£	452,527	3	11
Deduct proposed Savings in respect of Ground and Buildings in Market Street, West Side	£	10,274	7	10
Sherrard Street, East side	-	18,168	15	—
Cavendish Square, East side	-	34,825	—	—
Further Reduction by adoption of Plan No. II.	£	68,705	—	—
Total Estimated net Cost of Plan No. II.	£	330,754	1	1
Total estimated Annual Revenue, according to Plan No. I.	£	36,832	11	10
Deduct in respect of 500 feet of Building Ground in Market Street, at four guineas per foot	-	1,000	—	—
370 D ^r D ^r - Sherrard Street, at three guineas	-	1,039	10	—
300 D ^r D ^r - behind Cavendish Square, at two guineas	-	600	—	—
Further Reduction, by adoption of Plan No. II.	£	1,924	—	—
Estimated Annual Revenue from Plan No. II.	£	31,999	1	10

Mr.

Mr. Nash's third Plan proposes to leave standing all the present Streets and Buildings between Piccadilly and Golden Square to the East of Air Street, and substitute a Square, formed by the North Side of Piccadilly on one side, and the South Side of Jermyn Street on the other, having Saint James's Church on the West side of the Square. According to this Plan, he estimates the net Cost, including the above-mentioned proposed Savings, at £337,637. 1. 2. and the Annual Revenue at £32,338. 1. 10.

The Surplus Revenue, according to these three Plans, after yielding a sufficient Fund for the payment of legal Interest on the Expenditure, will be as follows, viz.—

	Net Expenditure.	Gross Revenue.	Fund for Payment of legal Interest on Expenditure.	Surplus Revenue or Annual Profit.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Plan, No. I.	462,327 3 11	36,834 11 10	23,126 7 2	13,705 4 8
Plan, No. II.	330,754 1 1	31,999 1 10	16,537 14 —	15,461 7 10
Plan, No. III.	337,637 1 1	32,338 1 10	16,881 17 —	15,456 4 10

According to the foregoing Statement, the Plan No. II. besides being, in our opinion, preferable on other respects, will yield the largest Revenue in proportion to the Expenditure, exceeding that of No. I. in the sum of £1,755. 3. 2. and that of No. III. in the sum of £5. 3. 0 Surplus Revenue or Annual Profit.

We have likewise received a Report and Estimates from Messrs. Leventon and Chawner, wherein they represent, that they find upon the Crown's Estate, over which the new Street is proposed to be carried (according to Mr. Nash's Plan, No. I.) and which will be affected thereby, upwards of 570 Houses and other Buildings in Lease, and many others which are not in Lease; also upwards of 400 Houses and Buildings on the Estates of private Individuals, comprising in the aggregate, more than 1,000 Plots covered with Buildings of different descriptions, a few of which are employed for public purposes. They then proceed to state, that they are of opinion, that

The net Cost of the Undertaking, including Compensations, will amount to the sum of	£ s. d. 1,078,270 — —
The Proceeds from the Sale of the old Materials	£129,748
The Value of the Ground for Sites of Buildings in the New Street, to be sold in Fee Simple	454,825
	584,573 — —
Leaving a Balance of Expense (besides the Expense to be sustained in forming new Sewers, altering old Sewers, and other contingencies, in respect of the Supply of Water, &c. of which they have formed no Estimate) amounting to	494,197 — —
To which they add, the Value of the present Rents accruing to the Crown from the parts in Lease, and of the Reversionary Interest in the same, and the present Value of the Crown's Property in hand (all which, they state, must be brought into the Account, for the purpose of shewing what would actually be the Cost of the Undertaking), and which they estimate at	299,585 — —
Making the Total Amount of net Expenditure or Loss to the Public	793,782 — —

Messrs. Leventon and Chawner afterwards offer some Remarks, to which we beg leave to refer your Lordships, upon the principles and arrangement of the Plan in question, pointing out what appears to them to be objectionable, in respect to an unnecessary sacrifice of Property, and suggesting another line for a New Street between Pall Mall and Portland Place, which they describe, and which, they express their confidence, might be executed at far less Expense.

No. 22 (A.)

The above-mentioned Estimates of Messrs. Loveton and Chawner being given in the gross, we have not had an opportunity of comparing them with those of Mr. Nath, so as to show in what particulars the difference exists; but, with the view of ascertaining whether such difference relates to any particular divisions of the line of Street, or generally to every part thereof, we have directed them to furnish us with further particulars of their Survey and Valuation, and, as soon as we shall receive such further particulars, we will transmit them to your Lordships.

We beg further to state, that we received Mr. Wharren's Letter of the 20th ultimo, transmitting to us a Representation of certain Inhabitants of the Parish of Saint James, in which they set forth various objections to Mr. Nath's Plan, and especially, that it contemplates, unnecessarily, the destruction of a number of existing Buildings, and the blocking up accustomed Highways; and that Mr. Thompson, of Argyll Street, who had given much attention to the subject, and had great local knowledge of the Property, had formed a Plan, which obviated most of their objections, and having, pursuant to your Lordships' desire, applied to Mr. Thompson for his Plan, he has communicated the same to us, together with a Report explanatory thereof, and containing Calculations of the Expense of carrying his Plan into execution.

Mr. Thompson's Plan embraces the line of a New Street from Pall Mall to Portland Place; but his Estimates relate only to the part of it which falls between Pall Mall and Oxford Street; and for this part he calculates, that the sum of £198,435 would be required for the purchase of the outstanding interests in the Crown Property, and the Fee Simple and outstanding Interests of the Private Property affected by it; and he estimates the total Annual Revenue to accrue from Leases of the Sites for new Buildings at £19,066.

Mr. Nath, in his Estimates for so much of the line of the New Street as lies between Pall Mall and Oxford Street, according to his Plan, No. II. (which does not materially differ from the Plan of Mr. Thompson, and which we have above more particularly recommended to your Lordships' attention), calculates the cost of that part of the Improvement at £171,496, and the Revenue to arise therefrom at £19,449. 6. 10. per annum.

Mr. Wharren's Letter of the 7th December last, having transmitted to us Copy of a Resolution then lately passed at a Meeting of the Vestry of the Parish of Saint James, respecting the proposed New Street, and desired that we would communicate with the said Parties, and report the result of our conference to your Lordships Board; we have to acquaint your Lordships, that having been attended by a Deputation from the said Vestry, they represented to us the great injury which would arise to the Inhabitants of the Parish, as well by an increase of the Poor Rates upon the actual residents, during the period in which the Improvement would be in process of execution, as by the loss of business which would be brought on many industrious persons, carrying on thriving Trades in the present accustomed thoroughfares in the Vicinity of the proposed New Street, but situated out of its direct line, whereby they might be precluded from a Compensation, in the way of purchase, for the Property and Good-will of their Houses and Shops, although their Trade would be destroyed by the thoroughfares being withdrawn from them to the New Street.

With respect to their last allegation, relating to the Poor Rates, we beg leave to notice to your Lordships, that both Mr. Nath's Plan No. II. and Mr. Thompson's Plan, obviate, in a great degree, the grounds upon which it is founded; the Houses and Buildings which are affected by these Plans, on the parts alluded to, being of a very inferior description and value, and at present contributing comparatively little towards these Rates; whereas the Houses and Buildings proposed to form the New Street, being of a higher class, will at least compensate the diminution to be caused by the destruction of the present mean and ruinous Buildings; and further, it appears to us, that if the gradual course of proceeding in the execution of the Improvement suggested by Mr. Nath be adopted, there can scarcely occur even a temporary reduction in the Poor Rates, and certainly not to any considerable amount.

And, in regard to their second allegation, relating to the injuries which will be sustained by Tradesmen established in the present leading Streets in the Vicinity of the proposed New Street, we have to observe, that if either Mr. Nath's Plan No. II. or Mr. Thompson's, shall be adopted, there will be no accustomed thoroughfare interrupted, and the Claims for Compensation ought, we apprehend, to be limited to the persons whose Property will be directly affected; and we have no doubt, that Parliament would think it right, by proper Clauses in the Bill, to provide for every case of this kind, according to what has been usual in instances of analogous Improvements in other parts of the Town.

IN pursuance of your Lordships' desire, that we would ascertain how far the expectation held out by Mr. Nath, that the necessary advance of Money for carrying his Plan of a New Street into execution might be provided by arrangements with the Insurance Companies, was likely to be realised, and to what extent they would be willing to make such advance, we instructed him to apply to each of those Companies as he thought would be likely to engage in the Undertaking, and to furnish them with whatever details, relative to his Plan, they might require, so that we might receive a direct proposition, explaining the Terms on which the Money would be advanced, and the nature of the Security which would be required.

In

In consequence of these instructions, we have received from him the Copy of a Letter which he addressed to Sir Theophilus Metcalfe, Chairman of the Globe Insurance Company, and of the answer from that gentleman, in which answer, Sir Theophilus Metcalfe states on behalf of the Company, that he is ready to treat for an advance of Money, for the purposes above mentioned, provided the ultimate repayment of the Principal, and the punctual payment of legal interest, can be effectually secured; and he adds, that though the Company do not propose to *Repledge* for any advantage beyond legal interest, they would think it reasonable, in consideration of the great amount of the Loan which will probably be required, to expect a preference in the Insurance to be effected upon the Buildings to be erected on the line of the Street.

Your Lordships will see, by the Postscript to Sir Theophilus Metcalfe's Letter, that £500,000 was the sum in contemplation when that Letter was written; but we have the strongest reason to think, that to the extent of double that amount might be procured in the same manner, as there is no doubt that the Property which may be mortgaged in the line of the Street would be ample security, even to that extent.

We understand that arrangements of the nature thus suggested, are not uncommon between the Insurance Companies and individual Proprietors, who let their Estates for the Purposes of Building, and that clauses are inserted in the Leases for giving effect to such arrangements; or, in the present case, and which we think would be the better way, the Premium of Insurance might be charged, by way of additional Rate, and the Insurance effected by us.

We are, my Lords,

Your very humble Servants,

GLENBERVIE.
W. D. ADAMS.
HENRY DAWKINS.

The Right Honourable the Lords Commissioners
of His Majesty's Treasury.

P. S.—Since the foregoing Report was prepared, we have received from Mr. Rhodes, one of the Officers of our Department, who has been for some years employed in that branch of the business which relates to the Leases of Houses in London, a Plan for forming a New Street from Pall Mall to Portland Place, in the line of Swallow Street, but passing through and terminating opposite to St. James's Square.

Appendix, No. 22. (B.)

No. 22. (B.)

PAPERS transmitted in the foregoing REPORT.

- 1.—LETTER of Instructions to Mr. Nash, to take measures for ascertaining the utmost Charge likely to be incurred in the formation of the proposed New Street, and to make enquiry, how far the advance of any Capital, on the part of the Public, for that purpose might be avoided.

SIR,

Office of Woods, &c. 23d November 1822.

I AM commanded by Lord Glenbervie, and the other Commissioners of His Majesty's Woods, &c. to acquaint you, that they have ordered a Statement to be prepared of the duration of all the existing Interests in the Crown Property, which would be affected by the intended line for a new Street from Pall Mall to Portland Place, and of the Rents under which they are respectively held, a Copy of which Statement will be sent to you as soon as possible. And I am directed to desire, that, with reference to such Statement, and the best information which can be obtained relative to the Property belonging to individuals, in confirmation of the line shown on the Plan received from you on the 16th instant, you will ascertain and report to the Board, the utmost amount of the Charge which, according to the best of your judgment, would be incurred, in the first instance, in purchasing the outstanding interests in the parts belonging to the Crown. and the absolute Fee of those parts which do not belong to the Crown, together with the Compendiums which would, probably, be awarded to the holders or occupiers, by way of recompense for Good-will or the loss of business, or inconvenience which they might respectively suffer by being removed from their habitations. And you are further desired to ascertain, and report to the Board, how far the actual advance of any Capital, on the part of the Public, may really be obviated by arrangements with any of the Insurance Companies, or otherwise.

With

No. 22. (B.)

With respect to this last-mentioned object, it appears to the Board, that the only satisfactory method of effectually ascertaining how far, and to what extent, it can be effected, would be for you to furnish some of the principal Companies, likely to engage in the Undertaking, with such details relative to the Plan, as they might deem necessary, and that thereupon a direct proposition should be brought forward, fully explaining the terms and nature of the Security which would be required.

John Nash, Esq.

I am, Sir, your most obedient Servant,

A. Miles.

2.—LETTER of Instructions to Messrs. Leverton and Chawner, to take measures for ascertaining the amount Charge likely to be incurred in the formation of the proposed New STREET, and the Extent to which such Charge would be ultimately refunded.

GENTLEMEN,

Office of Woods, &c. 7th December 1812.

I HAVE it in command, from the Commissioners of His Majesty's Woods, &c. to transmit to you, herewith, a Plan of a proposed New Street of communication between Pall Mall and Portland Place, and also a Statement, shewing the damage of all the existing Interests in the Crown Property, which would be affected by such New Street, and the Reins under which they are respectively held. And I am to desire that, with reference to such Statement, and the best information which can be obtained relative to the Property belonging to individuals in the line of the said Street, as shown on the Plan, you will ascertain and report to this Board, with as little delay as possible, the amount of the Charge which, according to the best of your judgment, would be incurred, in the first instance, in purchasing the outstanding Interests in the parts belonging to the Crown, the absolute Fee of those parts which do not belong to the Crown, together with the Compensation which would, probably, be awarded to the holders or occupiers of any Houses or Buildings thereon, by way of recompense for the loss of business or inconvenience which they might respectively suffer, by being removed from such Houses or Buildings. And you are further to report your Opinion, as to the extent and manner in which the expense to be incurred would be ultimately refunded, either by letting the Sites, in the line of the New Street, on building Leases, or by the absolute disposal thereof, together with the Materials of the Houses to be pulled down.

I am, Gentlemen,

Your most obedient Servant,

Messrs. Leverton and Chawner.

A. Miles.

No. 23. (A.)

Appendix, No. 23. (A.)

REPORT from the Commissioners of His Majesty's Woods, &c. to the Lords Commissioners of the Treasury, transmitting a Statement from Messrs. Leverton and Chawner, explaining the Estimates made by them relative to the proposed NEW STREET.

MR LORDS,

Office of Woods, &c. 15th March 1813.

IN our Report to your Lordships, dated the 8th Instant, upon the subject of the Plans and Estimates which we submitted therewith, of a New Street of communication between Westminster and Marybone Park, We mentioned, that the Estimates of Messrs. Leverton and Chawner (which differ so materially, in respect to their amount, from those of Mr. Nash) being given in the gross, we had not an opportunity of comparing them, so as to shew in what particulars the difference consists; but that, with the view of ascertaining, whether such difference relates to any particular divisions of the line of Street, or, generally, to every part thereof, we had directed them, to furnish us with further particulars of their Survey and Valuation.

And having now received the Statement which Messrs. Leverton and Chawner have prepared, in pursuance of our directions, we beg leave to lay before your Lordships the Copy of the same hereto annexed.

We are, my Lords,

Your Lordships very humble Servants,

The Right Honourable the Lords Commissioners
of His Majesty's Treasury.

GLENBURNIE.
W. D. ADAMS.
HENRY DAWKINS.

Appendix,

Appendix, No. 23. (B.)

LETTER from Messrs. *Lawton and Clewer*, transmitted to the Lords Commissioners of the Treasury with the preceding REPORT.

My LORD, AND GENTLEMEN,

I N obedience to your Direction to us of the 15th of February, to prepare and submit to you a Statement explaining what proportions of the several aggregate sums contained in our General Estimate, of the 1st of the same month, of carrying into execution the Plan of a proposed New Street of communication between Westminster and Marybone Park, received from the Board on the 7th December last, refer to the following parts of the Ground Plot of the proposed Street, respectively, viz.—

From the South end of Foley Gardens to Oxford Street ;
From Oxford Street to Piccadilly ;
From Piccadilly to the East end of Pall Mall ;
From the East end of Pall Mall to St. Martin's Church ; and the
Continuation of Charles Street, St. James's Square, into the Haymarket ;

We have the honour to lay before you the Particulars thereof, which are as follow, viz.

From the South end of Foley Gardens to Oxford Street :		
For the Fee of Freehold Premises	- - -	£ 161,580
Compensations to Tenants on Do.	- - -	9,900
		£ 171,480
Credit.—By Produce of the Materials on Do.	-	£ 111,680
Rebate of the Ground, frontage 967 feet	-	31,258
		45,238
No. 1. Cost	- -	£ 126,242

From Oxford Street to Piccadilly :		
For the outstanding Interests in the parts belonging to the Crown	-	£ 178,447
For the Fee of Freehold Premises	- - -	359,803
Compensations to Crown Tenants	- -	£ 33,600
Do. to Tenants on Freehold	- -	45,600
		79,200
		£ 617,249
Credit.—By Produce of Materials on Crown Land	-	£ 33,940
Do. Do. on Freehold	-	31,165
Sale of Ground belonging to the Crown, frontage 1,708 feet	-	109,113
Rebate of the Freehold Ground, frontage 3,293 feet	-	109,560
		483,777
		£ 334,173
Add the Value of the present Rents accruing to the Crown from the parts in Lease	- -	28,368
The Reversional Value of the same	- -	79,877
The Value of the parts in hand	- -	960
		108,605
No. 2. Cost	- -	£ 442,777

No. 13. (B.)

From Piccadilly to the East end of Pall Mall:

For the outstanding Interests in the parts belonging to the Crown	£	191,278
For the Fee of Freehold Premises - - -	-	34,306
Compensations to Crown Tenants - - -	£18,400	
Do. to Tenants on Freehold - - -	3,450	
		<u>31,850</u>
	£	257,134
Credit.—By Produce of Materials on Crown Land	£38,003	
Do. Do. on Freehold - - -	4,410	
Sale of Ground belonging to the Crown, frontage 1,030 feet - - -	130,080	
Refuse of the Freehold Ground, frontage 200 feet - - -	7,400	
		<u>180,093</u>
	£	77,121
Add the Value of the present Rents accruing to the Crown for the parts in Lease - - -	£33,109	
The Reversional value of the same - - -	65,033	
The Value of the parts in hand - - -	28,216	
		<u>121,358</u>
No. 3. Coll - - -	£	198,499

From the East end of Pall Mall to St. Martin's Church:

For the outstanding Interests in the parts belonging to the Crown -	£	22,463
Compensations to Crown Tenants - - -	-	5,160
	£	<u>27,623</u>
Credit.—By Produce of Materials on Crown Land -	£9,550	
Sale of Ground belonging to the Crown, frontage 1,369 feet - - -	50,731	
* Carried down - - -	£61,285	
		<u>61,285</u>
Add the Value of the present Rents accruing to the Crown from the parts in Lease - - -	£219	
The Reversional value of the same - - -	36,577	
The Value of the parts in hand - - -	25,053	
		<u>61,849</u>
	£	89,477
* Credit Account brought down - - -	-	62,285
No. 4. Coll - - -	£	<u>27,192</u>

The

The Continuation of Charles Street, St. James's Square, into the Haymarket:

No. 23. (B.)

For the outstanding Interests in the parts belonging to the Crown -	£	2,833
Compensations to Crown Tenants - - - -	£	1,440
	£	4,273
Credit.—By Product of Materials on Crown Land -	£	580
Sale of Ground belonging to the Crown, frontage 290 feet - - -	£	11,730
	* £	12,310
Add the Value of the perfect Rents accruing to the Crown from the parts in Lease - - -	£	2135
The Reversional Value of the same - - -	£	6,237
The Value of the parts in hand - - -	£	1,280
	£	7,753
	£	12,033
No. 5.—Balance in favour of this part of the Plan - -	£	728
	* £	12,760

In answer to your Enquiry relating to the annual Value of the Ground per foot front, to be granted on Building Leases, we remark, that we appreciated it according to its depth, which vary considerably upon different parts of the lines; the average is 30s. 5d. per foot. It is to be observed, that in many parts of the Plan, the depth of the Ground Plots is insufficient for the reception of appropriate Buildings; other parts we have considered to bear a price of from 40s. to 60s. per foot.

Respecting the general Principles upon which we have calculated the Fee Simple of the Ground to be purchased; the Value of the outstanding Interests in the parts belonging to the Crown; and the amount of Compensation for loss of business, &c. respectively; we further state, that we have taken the Freehold Premises, Ground and Buildings, at 18 years purchase, upon the estimated Rental thereof, excepting the superior parts, which are at 20 years purchase. The outstanding Interests in the parts belonging to the Crown at 23 per Cent. Compound Interest, and the Compensations for loss of Business, &c. on the Freehold and Crown Property in Lease, we did not venture to appreciate at more than £130 per House, upon the average, being not quite equal to two years estimated rental of the Property. And we apprehend, this allowance will fall short of, rather than exceed, the actual Sum that will be required under this head of Expenditure.

Cost under the preceding Divisions:

No. 1.	-	-	-	£	116,042
No. 2.	-	-	-	£	443,777
No. 3.	-	-	-	£	158,499
No. 4.	-	-	-	£	27,192
				£	794,510
No. 5 Credit	-	-	-	£	728

TOTAL, as per Report of the 1st February, - £795,782; the Expenses, relating to the alteration of Sewers, Removal of Water Pipes, &c. &c. excepted.

We have the honour to be,
Bedford Square, My Lord, and Gentlemen,
March 4th, 1813. Your most obedient Servant,

To Lord Clerkerrin, and the other Commissioners
of His Majesty's Woods, Forests and Land Revenues.

To. Leveite.
To. Chaworth.

No. 24.

Appendix, No. 24.

TREASURY LETTER, directing the Statement of Messrs. *Leveton* and *Chawner*, relative to the proposed *New Street*, to be laid before Mr. *Nash*, for his Observations thereon.

My LORD, AND GENTLEMEN,

HAVING laid before the Lords Commissioners of His Majesty's Treasury your Letter of the 15th instant, including Statements of Messrs. *Leveton* and *Chawner*, relative to the proposed Street between Westminster and Marybone Park, I am commanded by my Lords to return the same to you, and to deliver you will cause Copy thereof to be laid before Mr. *Nash*, directing him to report his Observations thereupon, for the information of this Board.

Treasury Chambers.
23d March 1873.
Commissioners of Woods, &c. &c. &c.

I am, my Lord, and Gentlemen,
Your most obedient Servant,
R. Wharton.

No. 25. (A.)

Appendix, No. 25. (A.)

REPORT of the Commissioners of His Majesty's Woods, &c. to the Lords of the Treasury, transmitting a Letter from Mr. *Nash*, containing his Observations on the Statement of Messrs. *Leveton* and *Chawner*, relative to the proposed *New Street*.

My LORDS,

Office of Woods, &c. 3d April 1873.

HAVING received Mr. Wharton's Letter of the 23d ultimo, returning to us, by Command of your Lordships, our Report of the 15th of the same month, including a Statement of Messrs. *Leveton* and *Chawner*, relative to the proposed Street between Westminster and Marybone Park, and desiring, that we would cause a Copy of that Statement to be laid before Mr. *Nash*, with directions to report his Observations thereupon, for the information of your Lordships Board; we transmitted a Copy of the said Statement to Mr. *Nash*, and having received from him, in reply, a Letter, under date the 3d March, we herewith submit a Copy thereof, for your Lordships information.

We are, my Lords,
Your Lordships very humble Servants,

The Right Honourable the Lords Commissioners
of His Majesty's Treasury.

GLENBERVIE.
W. D. ADAMS.
HENRY DAWKINS.

No. 25. (B.)

Appendix, No. 25. (B.)

MR. NASH'S LETTER, transmitted to the Treasury, with the preceding Report.

To the Commissioners of His Majesty's Woods, Forests, and Land Revenue.

My LORD, AND GENTLEMEN.

IN obedience to your Commands of the 23d instant, I have taken into consideration the Copy of a Statement of Messrs. *Leveton* and *Chawner*, relative to the proposed Street between Westminster and Marybone Park.

The Statement contains only of gross sums-as purchase money, without any details by which it can be ascertained, whether more or less Property has been valued than necessary to purchase; nor is the amount of the rental fixed. The only Observations I have the power of making, are on the principles of Valuation adopted.

The

The Principle of Valuation is totally different from mine; in which, it appears to me, they have altogether mistaken the object of the Crown; they have supposed the Crown to refuse an Estate in the Property; that they are to repurchase the outstanding Interests in their own Property, and the Fee of others, not belonging to the Crown, at exorbitant prices, then sacrifice the greater part of that Property to make a public Street, and sell the rest for what they can get, as if the whole and sole object of the Crown was to make a Street magnificent and convenient to the Public.

The main object of the Crown, I conceive to be, the Improvement of their own Estate, to augment and not diminish it, and not to sell any part of it; a magnificent and convenient Street for the Public will be the result, not the cause. The Crown Property in Mary-le-bone Park, in extent of ground, is greater than all their London Property besides; and to make it more productive, in proportion as it is more extensive, only requires the Street in question; time will do the rest; and Mary-le-bone Park one day become a very prominent feature in the list of Crown Revenue. To accomplish this purpose, however arduous, if the whole Street had passed through property not belonging to the Crown, it might become a street question, whether the object in view was commensurate with the expense, and whether the public convenience of the Street would justify the arrest of so much private freeholds; but as fortunately happens, that four parts out of five, of the property through which the Street will pass, belong to the Crown, and the greater part of the rest to the Duke of Portland, who will be as much benefited as the Crown itself; seeing that it leads into the very heart of his best property, Portland Place, to which there is, at present, no appropriate access. The Crown Property consists, principally, of old ransous Houses laid out in narrow Streets, the greater part not worth repair, many of them in ruins, the Leases of which are continually falling in; independently, therefore, of considerations belonging to Marybone Park, it would be the interest of the Crown, instead of renewing the Leases of these old Houses, to take them down, form a better arrangement of wider Streets, and let the Ground on Building Leases. On these principles are my Valuations formed; without waiting the slow progress of Leases falling in, I have supposed the Crown Leases bought up; the old and ransous Houses taken down; and a wide Street formed, susceptible of high Ground Rents, well secured, and with an immense revolutionary interest at the end of 61 years.

I have thought it right to set forth this difference in the principle of Messrs. Leverton and Chewear's Valuation and mine, before I proceed to make such Observations on the Valuation itself, as its undetailed construction will admit.

Messrs. Leverton and Chewear state, that "they have taken the Freehold Premises, Ground" and Materials, at twenty years Purchase upon the *estimated* Rental thereof. The outstanding "interests in the parts belonging to the Crown, at $\mathcal{L}5$ per cent. compound interest." The impropriety of such a Valuation is manifest on the face of it. Buildings are every hour decaying, and require continual repair; the person who shall buy a House on the *estimated* rent, and give for it twenty years purchase, will find the $\mathcal{L}5$ per cent. interest, which he should receive for his money, swallowed up in Repairs; and that he is without any interest at all; on this account, when persons build Houses, they calculate on receiving a Rent of $\mathcal{L}8$ per cent. knowing by experience, that Repairs, Loss of Rent, Insurance, Land-Tax, &c. will cost $\mathcal{L}3$ per cent.; if this is the calculation on new Houses, what interest should a man receive, who lays out his money in the purchase of Houses already worn out? which is the case with the greater part of the Houses to be purchased by the Crown. In valuing Houses by the number of years purchase, the Solidity of the Building, and Date of Repair, are the principal considerations. Building (rationally considered) is not, in its nature, Freehold; nothing is properly Freehold but the Ground, which, in valuing a House, should be separated from the Building; the Ground valued as Freehold, and the Building according to its fitness and state of Repair. A new House, after 40 or 50 years, will require to have its roof, gutters, window frames, and many of the essential parts of the Building made entirely new. From the very beginning, the purchaser must encounter the expense of ordinary Repairs, and every five, six or seven years, the brick-work and roof must be pointed, and the House painted and white-washed; and yet Messrs. Leverton and Chewear have allowed the purchaser only $\mathcal{L}5$ per cent. interest for his money, as if no such charge would occur; and that too calculated on an *estimated* Rental, or, in other words, on what the Tenant ought to pay.

All calculators agree that a Builder, in order to realize $\mathcal{L}5$ per cent. for his money, should receive a Rental of $\mathcal{L}8$ per cent. on the capital expended, the present Value of which, in fee, would be 24 years purchase; but for Houses nearly worn out (as the greater number of those to be purchased by the Crown are) the Rent to be received should be $\mathcal{L}10$ per cent. on the purchase money, making the present Value of the fee 20 years purchase, instead of 24 and so, stated by Messrs. Leverton and Chewear to be their Valuation. This consideration alone would reduce their Valuation of the Property to be purchased nearly one-half. They state the "Annual Value of the Ground to be let for building, at an average of *per. 56. per foot.*" Now the least valuable part of the Street will be North of Oxford Road, from the back of the proposed Circus there, to Foley Garden, because it will not be suited for Shops, but must be

No. 25. (B.)

let for private Houses; and yet the Valuation of the Street from Portland Place, through Foley Garden, was made by three of the most eminent and experienced Architects at Two Guineas per foot, at which Rate I bought the Freehold, for the sole purpose of making so much of the proposed Street, and have already refold a considerable part at that rate.

The Street from Oxford Road to Piccadilly will run parallel with Bond Street, will be more frequented, because it will afford a better, handfomer, and easier communication with the House of Parliament, the Public Offices at Westminster, the Opera House, and the Theatre, and be less interrupted on account of its great breadth; and the ground in Bond Street lets for building at from Three to Four Guineas per foot; from Piccadilly to Carlton House, the Ground is still more valuable. If these facts are admitted as demonstrable of the value of the Ground, it is evident Messrs. Leverton and Chawson at the same time that, on the one hand, they estimate the Property to be bought by the Crown at nearly twice as much as it is worth, they value the Property, which the Crown would have to sell, at less than half its value.

It does not appear by the Statement of those Gentlemen, what Houses are comprehended in the Valuation of the Property to be purchased; but by the number of feet of frontage on the New Street stated, it would appear, that the Houses for the widening of Jernyns-street, and continuation of it into the Haymarket are included, which makes no part of the New Street; and that the Houses on the East side of Sherard-street, and West side of Market-street are also included; which Houses, being exactly in a line with the New Street, need not be taken down, but for the purpose of building better Houses, which the Proprietors of them would find it their interest to do, without any other incitement.

"The compensations for Loss of Business," they say, "they approximate at £150 per House;" they also add, "being not quite equal to two years estimated Rental of the Property." It is a novel and extraordinary method, to ascertain the Good-will of a Business by the Rent of the House. Very lately, a vinegar-maker was paid £34,000 good-will, for having his Premises taken from him, the Rent of which was only £150 per annum. In the New Street, some of the Compensations would be valued as high as £1,600, others as low as £50, and there are many Houses to which no good-will at all would attach. It is not very easy to conceive what is meant by the Statement, that the good-will is not quite equal to two years estimated Rental; one can hardly conceive, that the Rents of the Houses, like the good-will, have been averaged, and yet it must have that meaning, or is an odd and useless observation.

In valuing the Crown Property, the Rents referred by the Crown are valued at £81,932, the Premises out of Lease at £50,509, making together £132,441; the outstanding interests, calculated on an estimated Rental, are valued at £395,532. When those interests shall have been brought up, the fee of the whole existing Rents, as paid by the Tenants, would belong to the Crown; and the Crown might pull down the Houses, and let the Ground for building as proposed, or they might let the Houses at Rack Rents, as their Statement supposes; for the value is formed on the Rental paid by the Tenants, and it cannot be supposed, that the Rental would increase by re-letting; on the contrary, the probability is, that as they grow older, they would let for less money; and yet a further extraordinary Interest is supposed and calculated at £187,144.

I cannot refrain from referring you to the Report of Messrs. Leverton and Chawson, on the subject of a Street, which they themselves proposed and advised to be made from Charing Cross to Oxford Road, wherein they state the purchases required as amounting to 300,000, but deducting from that Sum the value of the areas to be let for building, and the old materials, the actual cost would not exceed £54,000. Very little of the Street proposed by them would have passed through Crown Property, but the fee of the greater part must have been purchased. The Street which they now value from Charing Cross to Oxford Road, except a very small part, passes entirely through Crown Property, a considerable part of which is in hand; and yet they value the property to be purchased at £1,200,575, and the actual cost, after deducting the areas to be let for building, and the old Materials, at £667,740.

I have the honour to be,

My Lord, and Gentlemen,

Your most obedient Servant,

John Nash

Dover Street,
March 21st, 1813

Appendix, No. 26.

No. 26.

TREASURY LETTER, transmitting to the Commissioners of His Majesty's Woods, &c. Copy Treasury Minute of 15th April 1813, directing the Preparation of a Bill to be submitted to Parliament, for authorizing the Formation of the proposed New Street from Pall Mall to Portland Place.

MR LORD, AND GENTLEMEN,

I HAVE it in Command, from the Lords Commissioners of His Majesty's Treasury, to transmit for your information and guidance, the accompanying Copy of their Lordships' Minute of the 15th instant, upon the various Reports and Documents relating to the proposed New Street from Portland Place to Pall Mall.

Treasury Chambers,
21st April 1813.

I am, my Lord, and Gentlemen,
Your obedient Servant,
R. Ffoulkes.

TREASURY MINUTE of 15th April 1813, transmitted to the Commissioners of His Majesty's Woods, &c. with the preceding Letter.

READ Report of the Commissioners of Woods, dated the 8th ultimo, wherein they refer to their Lordships' Letter of the 9th November last, directing them to exert in the utmost amount of charge to arise in the purchase of Sites, &c. with a view to carrying into execution Mr. Nash's Plan of the proposed New Street of communication between Pall Mall and Portland Place, by checking the calculations of Mr. Nash with those of other Surveyors; and transmitting a Report, with three Plans and Estimates, from Mr. Nash; also, Estimates from Messrs. Leverton and Chawner, made in consequence of those instructions; together with their Observations and Opinion on those different Statements: They also transmit Copies of a Correspondence, which has been carried on between Mr. Nash and Sir Theophilus Metcalfe, Chairman of the Globe Insurance Company, relative to an advance of Money, to be made by that Company, for carrying the proposed Plan of the New Street into execution.

Read also Letter from Mr. Nash of the 3d instant (transmitted from the Commissioners of Woods) enclosing a Plan for remedying the difficulty in the neighbourhood of Cavendish Square, which occurred in the original Plan, by avoiding the Houses in that Square.

Read also a Letter from the Commissioners of Woods, &c. dated the 3d instant, enclosing a Report from Mr. Nash, in answer to the Statements of Messrs. Leverton and Chawner, which was transmitted to him by their Lordships' directions, for his Observations thereon.

It appears to my Lords, that the Remarks of Mr. Nash, on the Observations submitted by Messrs. Leverton and Chawner, are such as very much to invalidate the authority which would otherwise have attached to them; inasmuch as it is quite evident, that the price of the Premises to be purchased cannot amount to so large a sum, by near one half, as it is estimated at by the latter Gentlemen; and at the same time, there is good cause to expect, that the Ground Rents referred to on the new Lease will approach nearer to the calculation of Mr. Nash, than to that of Messrs. Leverton and Chawner. To this consideration it is to be added, the remarkable variance between the sums estimated by those Architects as the probable ultimate loss to the Public in carrying a line of Street through Property, for the most part Freehold, and that which, according to them, would be sustained by adopting the Plan of Mr. Nash, which embraces a much smaller number of Freehold Sites in the same extent of Street.

Upon the whole, my Lords cannot bring themselves to concur in the view which Messrs. Leverton and Chawner take of this subject; but on the contrary, think themselves so fully justified in favouring the measure, as recommended by Mr. Nash, under the approbation of the Commissioners of Woods, &c. that they are pleased to direct the said Commissioners to cause a Bill to be prepared for carrying it into effect with the least possible delay, in order that the same may be submitted to Parliament immediately after the recess. With respect to the line itself to be adopted, my Lords prefer that marked as No. 2. in Mr. Nash's book of Valuations, modified by his subsequent suggestion, as shown by the Plan accompanying his Letter of the 3d instant, to his two other Plans, and to those of Mr. Thompson and Mr. Rhodes; but my Lords are of opinion, that such Plan may be still further modified very advantageously, both with respect to expense, and as to effect, by carrying the straight line further to the North, and fixing the curve in such a situation as wholly to avoid Earl St. Vincent's premises. By this alteration, the straight vista down to Portland Place will be shortened, and all cost connected with the purchase of his Lordship's property avoided. And

my

No. 25.

my Lords are all of opinion, that the broad space, in front of Carlton House, may be conveniently shortened, and a better proportion obtained by contracting the width, and beginning the Street fifty or sixty feet South of Charles Street, instead of carrying the greater breadth as high as the North side thereof; and they are pleased to direct, that in finally arranging the measure, the said Commissioners do keep the said last-mentioned alterations in view.

With regard to the mode of supplying a fund adequate to the Purchase of all Freeholds, and outbuilding terms in the Inc, my Lords entirely approve of the treaty negotiated by the said Commissioners with Sir T. Metcalfe; and my Lords desire they will come to a distinct agreement with the Globe Insurance Company on the subject, taking care that if that Company should decline engaging for the advance of any sum which may be wanted beyond £100,000, to keep in reserve some bonus, by way of inducement to any other Insurance Company which may be disposed to supply such possible deficiency. My Lords, however, are by no means inclined to apprehend that the total expense will actually exceed the estimate of Mr. Nash; on the contrary, they think, for the reasons urged by that Gentleman, that the immediate outlay may be likely to fall much within his calculation. But in order to obviate any chance of a demand on the Public, my Lords think it right to secure, provisionally, any advance that may, even by the most remote possibility, be wanted.

Upon this occasion, my Lords think it right to call the attention of the said Commissioners to the main gates in Portland Place; and to suggest, for their consideration in any discussion which may be necessary with his Grace the Duke of Portland, whether such gates ought wholly to be removed, for the free passage of all sorts of carriages, or whether the same should be retained for the exclusion of heavy drails, and of hackney coaches and chairs: but be this as it may, my Lords think it of great importance, that a conclusive arrangement should be made on this subject with his Grace before the Bill is question is introduced, or at any rate before any effectual progress is made towards passing the same into a law.

My Lords are of opinion, that the objections of the Parish of St. James, so far as the same relate to the Poor Rates, are wholly untenable, inasmuch as it is obvious that the value of the property to be rated will be increased, and the burthen some population relieved, by the measure proposed. If any weight is to be attached to the representations of persons interested in property near the line, but not in it, so as to induce the Crown to refrain from improving by property in this mode, the same motive should have operated against every improvement, against every new Street; and would, if relied upon, have prevented, not only the augmented accommodation, but even the extension of the Metropolis, which views of private interest have led individuals to effect at various periods.

My Lords, therefore, see no reasonable objection to the Plan, except that it does affect the Affairs and Interests of many persons; but as this is the case, particularly in the Dock Bills, which have proved so beneficial in their effects, my Lords do not think, that such an objection ought to impede the Improvement of Crown Property, any more than it has impeded the progress of improvement in other cases.

Transmit Copy of this Minute to the Commissioners of Woods, for their information and guidance.

Appendix, No. 27.

No. 27.

THE FIRST ANNUAL REPORT of the Commissioners of His Majesty's Woods, Forests, and Land Revenue, to the Lords Commissioners of the Treasury, during the Progress made in the execution of the New Street Act. (53 Geo. III. cap. 121.)

Mr LOVELL,

The New Street Office, 30th June 1814.

BY the 53d Section of the Act passed in the last Session of Parliament (cap. 121. for making a more convenient Communication from Mary-le-bone Park to Chancery Creek, &c. and for making a more convenient Sewage for the same; it is Enacted,

- “ That the Commissioners for executing the said Act shall, on or before the first day
- “ of July in every year, make a Report, in writing, to the Lord High Treasurer, or
- “ the Commissioners for executing the said Office of Lord High Treasurer, of the
- “ Progress made in the repairing, altering, pulling down, and rebuilding of any
- “ Houses, Buildings, and Places, or in the laying out any vacant Ground, or the
- “ forming or making any other Improvements under or by virtue of the said Act;
- “ together with such Observations and Suggestions for the better effecting the purposes of the said Act, as the said Commissioners for executing the same shall
- “ from time to time think requisite and necessary.”

In

In proceeding to execute a work of this magnitude, the various preliminary Steps which it became necessary to take, and the difficulties which have occurred in our endeavours to avail ourselves of the powers vested in us by the 44th Section of the said A^d, to borrow Money for the Purposes thereof, have hitherto prevented any material progress being made in the matters on which we are specially required to report to your Lordships.

One of the first Steps taken by us after the passing of the said A^d, was, to apply to the Globe Insurance Company, to bring to a conclusion a Treaty which, as your Lordships know, has been for some time pending with them, when, after various communications with their Chairman, we received from him a Resolution of the Directors, by which he was authorized to treat with us for a Loan of 2½ per cent. Stock, instead of Money, which had been first agreed to. This proposition was by your Lordships conceived to be so much at variance with what had been originally proposed, and so inadmissible, that you considered the Treaty with that Company as at an end, and signified to us, that you would adopt other measures for supplying the funds which may be requisite in carrying the New Street A^d into effect.

Treasury Min.
10 Dec. 1843.

Soon after the termination of the said Treaty with the Globe Insurance Company, there was transmitted to us, by your Lordships orders, a Correspondence which had taken place between your Board and the Governor and Secretary of the Royal Exchange Assurance Company, from which it appeared, that that Company would be ready to advance the sum of £300,000. for the purposes of the New Street, provided they should approve of the Security to be offered to them for the same; but, on inspecting that Company's Charter, it was found to contain a Clause by which they were prohibited from advancing or lending to His Majesty, His Heirs or Successors, any Sum or Sums of Money, by way of Loan or anticipation, on any part of the Revenues then belonging or hereafter to belong to His Majesty, His Heirs or Successors, other than such Fund or part of the said Revenues only on which a credit of Loan was or should be granted by Parliament; and it was doubted, whether the Company were not precluded by such Clause from making any such Advance or Loan upon the Securities provided by the New Street A^d. In consequence of this doubt, a case having been prepared and laid before their Counsel, they gave it as their opinion, that it was not within the meaning of their Charter for the Company to advance Money on those Securities. A Clause, however, was, under your Lordships authority, submitted to Parliament, and inserted in the A^d recently passed relating to the Land Revenue of the Crown; by which Clause, any Person or Persons, Bodies Politic or Corporate, or Companies (except the Bank of England, the South Sea Company, and the East India Company) are enabled to advance Money, under the New Street A^d, for the purposes thereof; any provision contained in the Statutes of Mortmain, or in any other Statute, Charter, Bye-law, or Ordinance to the contrary notwithstanding.

54 Geo. III.
cap. 70.
Sec. 29.

The A^d last above referred to, in addition to the powers thereby given for raising Money upon the credit of the Land Revenue of the Crown, provides, that certain Sums of Money now vested in §§193, 148. 10. 3. Three per Cent. Consolidated Bank Annuities, and §§55, 247. 19. 4. Three per Cent. Reduced Annuities, now standing in the Name of the Lord High Treasurer, or in the Names of the Commissioners of the Treasury, may be applied towards carrying into execution the Provisions of the A^d of last Session, together with all balances of Rents due, or to become due, to His Majesty, on the periodical making up of the Accounts of the Receivers of the Land Revenues, and the monies arising from Rents on renewals of Leases, Sales of Fee-farm Rents, or Sales, Emfranchisements, or Equalities of Exchange of any Manors, Messuages, Lands, Tenements, Rights, or Hereditaments of or belonging to His Majesty, and authorized to be sold, enfranchised, or exchanged by any existing Statute relating to the Land Revenue of the Crown.

Sec. 1.

Sec. III.

From these several sources we shall have no difficulty in procuring Funds sufficient to defray the expense of the various purchases to be made; and, we trust, that we shall now be enabled to proceed, with effect, in the various measures which have hitherto been delayed from the causes above mentioned.

In order to enable us to judge what would be the most advisable course to be adopted in making those Purchases, and how far it would be necessary or expedient strictly to adhere to the lines delineated on the Plan referred to by the first-mentioned A^d, or to deviate therefrom in part, or in the whole, to the extent thereby authorized, and what Steps it would be generally fit to take, with the view of carrying the several Provisions thereof into execution, with as much expedition and economy as their nature and extent would admit, we gave Instructions to Mr. Nash to consider maturely the said A^d and Plan, and the powers of deviation from the lines marked thereon, and to report any Case in which he would propose such deviation, with the reasons of greater convenience, economy, or ornament, which might induce him to suggest the same; to describe the exact limits which he should think, in all respects, most advantageous; and generally to state his opinion upon the several matters above mentioned.

No. 27.

Having received Mr. Nath's Report, we transmitted a Copy of it to your Lordships in our Letter of 11th of November last, and were afterwards acquainted by Mr. Hamilton's Letter of the 11th of May last, that you were pleased to authorize us to proceed in ascertaining the Compensation to be paid to Persons whose Property would be required for the purposes of the Act, in the following manner:—

- I.—After giving Notice to the Parties of our determination to purchase their Interests, to propose that the Price or Compensation to be paid to them should be referred to the arbitration of two Persons mutually named, with liberty, if they should differ in opinion, to choose an Umpire, whose decision should be conclusive as to the Value of the Property.
- II.—In case where the Parties should decline submitting to such arbitration, to offer them a Price composed according to Mr. Nath's Valuation.
- III.—If that should not be agreed to, to call upon them for a Statement of their Title to, or Interest in the Premises, and (as authorized by the 22d Sec. of the Act) to proceed to have the Price ascertained by the decision of a Jury.

This mode of proceeding having thus received your Lordships' sanction, we have now to state the Progress we have since made in pursuance of your authority.

By the Minute of your Lordships Board of the 20th of November last, and transmitted to us by Mr. Wharton's Letter of the 15th of the following month, your Lordships decided, that the Houses West of St. Alban's Street should be taken down as early as possible, and the whole Plan contiguous to Carlton House put in progress; and having since received from Mr. Nath, and transmitted to your Lordships, with our letter of the 26th of April last, a list of the Houses which he considered it necessary to obtain possession of for the purpose of carrying that part of the Plan into effect, we have, under the authority of your Warrant, dated the 18th of May, caused notices of our intention to purchase their respective Interests to be given to the several Proprietors, Lessors, Sub-Lessors, Tenants, and Occupiers of the Houses and Buildings comprised in that list; and those notices having been accompanied by proposals to refer the Value of such Interests to arbitration, several of them have already assented to that mode of settlement, and we have reason to believe that their example will very speedily be followed by many of their neighbours.

After a very protracted negotiation with Mr. Holloway, we have at length arranged the terms for a new Lease to be granted to him of the Opera House, and for completing the same, and continuing Charles Street into the Haymarket, according to the Plans which have been sanctioned by your Lordships; and having given him possession of the houses at the East end of Pall Mall, he has, according to his Agreement, taken down and cleared away nearly all the materials thereof, and has engaged to proceed, forthwith, in executing that long expected and important improvement.

To enable him to do so, we have, under the provisions of the New Street Act, caused the necessary notices to be given to the Lessors and Occupiers of the old houses in Market Lane, intended to be included in the Lease to Mr. Holloway, of our intention to purchase their Interests therein, as authorized by your Lordships' Warrant of the 25th of March last; and we shall take such further steps, forthwith, as may be necessary towards putting Mr. Holloway in possession of the sites of those houses at the earliest period possible.

We have also given directions for advertising and selling, by Auction, the materials of the old Buildings north of the Opera House, the Crown Lease whereof expired at Lady-day last, and which must be taken down in order to form the proposed continuation of Charles Street.

Your determination to purchase Lord Galloway's Interest in the House lately occupied by him, in Charles Street, St. James's Square, having been communicated to us, we have caused his Lordship to be made acquainted therewith; and he has been requested to furnish our Solicitor with an Abstract of his Title, and such other information as may be necessary for completing that business.

We also, in pursuance of the directions contained in your said Minute of the 20th of November last, entered into a Treaty with Mr. Nath for the purchase of the Ground belonging to him in Foley Garden, the price to be paid for which Mr. Nath had consented should be settled by Mr. Cockerell, who has reported the same to be worth the sum of £210,184. And we have given directions to our Solicitor to investigate Mr. Nath's title to the Premises, and to take measures for completing that purchase.

Under the authority of a Warrant of your Lordships, dated the 18th of May last, we have agreed with Lord Somers for the purchase of the Fee Simple of the four Houses in Edward Street and Margaret Street, described in the list transmitted to your Lordships with our Report of the 25th of April, and annexed to the said Warrant, subject to the existing Leases thereof respectively, for a period of which 57 years are unexpired, for the price of £7800, according to the award of Mr. Nath and Mr. Price (a person appointed by Lord Somers), and directions have been given to our Solicitor to have this purchase completed.

A Treaty

A Treaty has been opened with the Duke of Portland, for acquiring the Property belonging to his Grace, in the line of the new Street, between Oxford Street and Foley Garden, under the authority of the last mentioned Warrant; but his Grace has declined giving his consent, for the purpose, to settle, by Arbitration, the Amount of the compensation to be made to him. He has, however, authorized his Surveyor to meet Mr. Nash, and endeavour to make such arrangements as shall be thought satisfactory by both Parties.

The Conveyance of the two Freehold Houses in Oxford Street, purchased at a public auction on the 23d of March last, and of which purchase your Lordships' sanction was communicated to us by Mr. Harrison's Letter of the 23d of April following, has been prepared, and we expect, in the course of a few days, to be called upon to complete that purchase.

We have received, and had under our consideration, a very considerable number of applications from persons desirous of taking Building Sites in the line of the intended new improvements.

That of Mr. Charles Bessley, who had proposed to take the whole of the Ground on the East side of the South Mews, was communicated to your Lordships with our Report dated 24th of March last, and is now depending for your decision thereon, together with Mr. Nash's Plan for the new Mews, to which that part of the Establishment of the Master of the Horse now occupying the Ground which Mr. Bessley wishes to take, must be removed, before he can be put in possession of that ground.

We have negotiations depending with Lord Caledon for the Site of a very considerable Mansion, which his Lordship has it in contemplation to erect in the new Street, on the West side of Sturt Alban's Street, and North of Charles Street;—with his Grace the Duke of Norfolk, for Ground corresponding in extent to the frontage of his Grace's residence in Saint James's Square, and lying immediately behind that house;—with Mr. Foster, for the Sites of eight Houses, at the proposed crossing of Oxford Street;—and with various other persons for Sites of single houses in different parts of the line which has been now adopted. In proportion as we shall complete these negotiations, it is our intention to give Notices to the present Lessees and Occupiers of the Ground thus under negotiation, in order that the parties, who are to become the new Lessees thereof, may be put in possession as soon as possible.

The only new measure which we have, at present, to mention to your Lordships, "for the better effecting the purposes of the New Street Act," is that of vesting in this Board powers for paving the Streets, &c. to be formed and made under the authority of that Act, analogous to those vested in the Commissioners under the Mary-le-bone Park Paving Act. The expediency of this measure was already submitted to your Lordships in our Letter of the 17th of February last; and by Mr. Harrison's Letter of the 12th of March following, your concurrence therein signified to us, together with your directions to prepare the Draft of the necessary Clause for effecting the same, to be proposed to Parliament, for insertion in the Bill relating to the Land Revenue, then depending. In pursuance of which, we directed our Solicitor to prepare the Draft of such a Clause, with a view to its being added to the Bill; but the measure not having been determined on as sufficient time to give the notices in such cases required by the standing orders of the House of Commons, the further proceedings therein have been necessarily postponed till the next Session of Parliament.

We are, my Lord,
Your Lordships very humble Servants,

GLENKERVIE,
W. D. ADAMS,
HENRY DAWKINS.

The Right Honourable the Lords Commissioners
of His Majesty's Treasury.

53 Geo. III.
cap. 62.

Appendix, No. 28.

No. 28.

THE SECOND ANNUAL REPORT of the Commissioners of His Majesty's Woods, Forests, and Land Revenues to the Lords Commissioners of the Treasury, stating the progress made in the execution of the New STREET ACT.—53 Geo. III. c. 124.)

Mr. LEAKE,

The New Street Office, 30th June 1815.

IN pursuance of the Provision contained in the 53d Section of the Act 53 Geo. III. cap. 124. for making a more convenient Communication from Mary-le-bone Park to Charing Cross, &c. and a more convenient Passage for the same, we proceed to lay before your Lordships our Second Annual Report of the progress made in the execution of the said Act, and which Report must necessarily consist of a recapitulation of various matters which have either been directly reported to your Lordships, or incidentally brought under your consideration in the communications which we have had occasion to make to you since the date of our First Annual Report, (30th June 1814.)

No. 28.

In that Report, we stated the difficulties we had met with in endeavouring to avail ourselves of the power to raise Money for the purposes of this undertaking, given by the Act of the 53d of the King, (cap. 121.) and the removal of those difficulties by the additional powers contained in the Act which received the Royal Assent on the 17th of June 1814.

54 Geo. III.
cap. 70.

Soon after the passing of the last-mentioned Act, we concluded the negotiation which had been pending with the Royal Exchange Assurance Company for a Loan of £300,000, to be charged upon the Land Revenues of the Crown under the 18th Section of the said Act; and the sum of £140,000, on account of this Loan, was paid into the Bank of England to "The New Street Account," on the 1st of September following: a Certificate of Contract having previously been executed by us, under the authority of a Warrant from your Lordships, dated the 17th of August 1814. Of the said sum of £140,000, the sum of £120,000 was, by your Lordships authority, signified by Mr. Lushington's Letter of 2nd November 1814, certified in the purchase of Exchequer Bills, to be sold from time to time, as occasion should require.

In pursuance of the 6th Sect. of the said Act, the sums of £151,672. 5. 4. and £135,390. 13. 5. Three per Cent. Consolidated Bank Annuities, and £36,347. 19. 4. Three per Cent. Reduced Bank Annuities, then standing in the names of the Lord High Treasurer of England, and the Commissioners of His Majesty's Treasury respectively, in the Books of the Governor and Company of the Bank of England, have been, under your Lordships authority, transferred to us for the purposes of the New Street Act, and the interest and Dividends arising therefrom, amounting to £4,115. 7. 11. have been time received and applied by us in aid of "The New Street Fund," leaving the Principal untouched until the purchase shall be fully completed, and our other resources so exhausted, as to render the Sale of this Stock necessary.

54 Geo. III.
cap. 70.

There have been further received, and paid into the Bank to the same Account, and under the authority of the same Act, for a Fine on the removal of a Crown Lease, £4171 on the sale of old materials, £14,000; and the sum of £35,135. 5. 9. being the amount of the money paid for the purchase, by His Royal Highness the Duke of York, of certain Manors, Messuages, &c. in Bydson, Weybridge, &c. in the County of Surrey, by virtue of the Act 44 Geo. III. cap. 25. including interest on the amount of the purchase money agreed upon up to the day of payment, as directed by your Lordships Warrant of the 24th of August last. These several sums, together with £300,000 received of Messrs. Manning and Anderdon, under the authority of a Letter from your Lordships, dated the 23d of April 1814, and the sum of £773. 11. 3. profit arising on the purchase and sale of Exchequer Bills, make in the whole, the sum of £161,451. 5. 4. received by us, and carried to the credit of "The New Street Account," at the Bank, up to the date of this Report.

Having thus procured funds for making the purchases more immediately required, and made arrangements to the further extent before mentioned, we signified to Mr. Nash, that it was our intention to recommend to your Lordships, that we should be authorized, in the first instance, to purchase the Fee of all the Property necessary to be acquired in the line of the Street, and afterwards to purchase the various sub-interests, in proportion as the Plan could be advantageously proceeded on; and with this view, we desired him to make out and transmit to us a detailed Report and Plan of all the Houses and Buildings between Pall Mall and Oxford Street which it would be necessary to purchase in order to form that part of the Street (he having previously furnished a similar Plan of the part between Oxford Street and Portland Place), according to the line sanctioned by your Lordships Minute of the 30th of November 1813; and having received such Plan, accompanied by a list of the proprietors of the Freehold Property therein described, we transmitted the same to your Lordships on the 2nd of November, and submitted our opinion, that we should be authorized by your Warrant to give notice, in the manner required by the New Street Act, to the several Freeholders, Leaseholders, Occupiers, and others interested in the property, of our intention to purchase their respective interests, and to treat and agree for the same; and we further signified, that we would propose to proceed only, in the first instance, in acquiring the fee simple of all such property as was not previously vested in the Crown, and to avail ourselves afterwards of such favourable opportunities as might from time to time occur, for purchasing the various sub-interests, our view in these suggestions having been to put a stop to the granting of extended Leases in any part of the line, and the consequent increase of the compensations for good-will; a consideration, the value of which it has been found the most difficult to ascertain, and which, experience shews, is the most expensive and most likely to exceed the estimate for this undertaking; and to enable us to judge, how far such of the sub-interests as were within a few years of their expiration might be suffered to run out, by which means their compensations would be saved, and the rents receivable in the intermediate time would be applicable to the general purposes of the Act.

By your Lordships Warrant of the 9th of December 1814, the measures recommended in that Report were authorized to be adopted; and in pursuance thereof, we proceeded to give the requisite notice of our intention to purchase all the Freehold Property comprised in the Plans before mentioned, as well as the interests of the immediate Lessees under the Crown, of that part of which the Freehold belonged to the Crown.

According

According to those Plans, the whole number of houses required to be taken down appear to be 745, of which the Fee of 386 belonged to the Crown previously to the pulling of the Act, and 359 to different other proprietors. Of those which belonged to the Crown, 340 were held on Lease for periods of greater or less duration, of which 47 have been purchased.

Of the interests of Sub-Lessees or Occupiers, 35 have been purchased, and 46 having been occupied by Tenants at Will, we are now in possession of 81 Houses in that part of the line of the New Street which will pass through the Estate of the Crown; leaving to be purchased the interests of original Lessees, Sub-Lessees, or occupiers in 393 of those Houses, and of Sub-Lessees or Occupiers only in 305 Houses.

Of the 355 Freehold Houses belonging to private Proprietors, or to the Corporation of the City of London, we have purchased or agreed to purchase the Fee of 41, and the interests of Lessees, Sub-Lessees, or Occupiers in 15.—314 Freehold Houses and other Buildings still remain to be purchased, and the various interests of Lessees, Sub-Lessees, and Occupiers in 340.

Though these are the only purchases at present actually agreed upon, yet the Treaty with the Duke of Portland, for the purchase of his Grace's Freehold Interest in upwards of 100 Houses and other Buildings, is so far advanced, that we have reason to believe it will be concluded in the course of a few days; and there are several other negotiations for purchases, both of Freehold and Leasehold interests, in such a state of forwardness, as to render it probable that they will very speedily be agreed upon.

In the course of our proceedings, two proposals were made to us by Lessees of the Crown's possessing interests in Houses required to be pulled down; that they should surrender those interests, and instead of being paid for the same in money, that they should accept new Leases of other Property in the line of the New Street, on conditions to be settled between the parties.

The first, from Colonel Stanley, was, that instead of his House in Pall Mall, a Lease for the same period as remained unexpired of that House, and on the same terms, should be granted to him of a House to be built at the expense of the Crown, as near as possible to the South end of Portland Place; that, on removing to such new house, which he did not wish in any respect, to be superior to the former, he would give up possession of his house in Pall Mall without any farther remuneration.

The Proposal having been sanctioned by your Lordships, a House for the residence of Colonel Stanley has under your Lordships authority been erected in the situation desired by him, and according to a Plan and Estimate prepared by Mr. Nash, amounting to £4,500; and Colonel Stanley having taken possession thereof, and given up his former house, which has since been pulled down, will be entitled to a Lease for a term of years to expire on the 5th of April 1834, at his former Ground Rent, viz. £12. 10. On the expiration of that Lease, the house will become the property of the Crown, and according to the present value of property of that description, would probably let for £400 per annum.

Though this proposal must be considered as having been extremely fair, and even liberal, on the part of Colonel Stanley, yet we should not in future, in cases like his, where a mere removal from one private residence to another is required, think it advisable, either with reference to the State of the funds applicable to the purposes of the New Street, or on more general grounds, to recommend that new buildings should be erected at the expense of Government.

In some cases, where a great part of the compensation demanded consists in "good-will" for the loss of trade, or business, and when the parties have not the means of rebuilding, but would be willing to pay a ground and building rent, calculated according to the fair value of the fee, and a percentage on the expenditure equal to what is required by builders, and to forego their claims for "good-will," it may be a measure of obvious economy to rebuild at the expense of the Crown; but if we shall have occasion to submit any cases of this sort to your Lordships consideration, we will not recommend them, except under contracts and security that the original estimate shall on no account be exceeded.

The other case of a surrender and new lease to which we have referred, is of a different nature.

Mr. William Tyler, who had a few years ago erected two new houses on part of the estate of the Crown in Piccadilly, which he held for a term of which 55 years were unexpired in April last, and had let the same for rents amounting to £322. 10., proposed to surrender the Crown Lease of those houses, and to accept, in lieu thereof, a building lease of the ground on the north side of the continuation of Charles Street into the Haymarket, allowing the value of the houses in Piccadilly to be sunk by way of fine in reduction of the rent put upon the Premises in Charles Street. As the adoption of this plan freed the necessity of an immediate advance of a considerable sum which would have been required for the purchase of the houses in Piccadilly, and forwarded a part of the general improvement, we had no hesitation in recommending it to your Lordships; and having received your approbation thereof, measures have been taken towards completing the necessary surrender and new lease.

No. 18.

As far as we have hitherto proceeded, the negotiations for purchases have been conducted amicably, either by the professional persons, mutually named, agreeing as to the value of the property purchased, or by reference to an umpire, according to the plan mentioned in our First Annual Report, and sanctioned by your Lordships.

In the course of these negotiations we have, in general, found the opinions and estimates of Mr. Nash, in far as they related to the mere value of *houses, buildings, and ground*, confirmed by the judgment of other professional persons of great experience and respectability; but in the compensations demanded, and in the sums awarded, for "good-will," as well as for compulsory removals from private dwellings, Mr. Nash's estimates have, in many cases, been very much exceeded.

It is, however, right to observe, that the purchases hitherto made have been, for the most part, confined to Pall Mall, St. Alban's Street, and Piccadilly, whereas (with the exception of the few houses to be purchased in Oxford Street) compensations of the nature above referred to were expected to have attached more heavily than in any other part of the line.

The only lots actually let, or agreed to be let, for new building, are those of a house in Foley Garden, adjoining to the house built for Colonel Stanley; of the whole of the ground on the north side of the continuation of Charles Street to the Haymarket; and of 437 feet in Pall Mall and Charles Street, and in the quadrangle opposite to Carlton House.

In these several cases the rents were fixed according to the previous estimate of Mr. Nash, and at rates equal to those which were put upon the lots in question in his original report.

There are various applications now depending from persons desirous of taking other lots, several of whom, we have reason to believe, will be ready to agree to the terms required, as soon as the ground can be cleared for the commencement of their operations.

The proposal of Mr. Charles Beazley for taking ground on the East side of the South Mews at Charing Cross, referred to in our First Annual Report, is still depending before your Lordships; no general decision having been come to with respect to that part of the projected improvement.

In the case of the respective applications of the Earl of Caledon and Mr. Farlar, also mentioned in that Report, some, founded on Valuations and Plans prepared by Mr. Nash, have been proposed by us to those Parties. From Lord Caledon no answer has been received, but we have reason to believe that it is his Lordship's intention to decline accepting those terms. As to Mr. Farlar, it did not appear to us, after a very protracted discussion, both personally and by letter, that he was at all likely to carry into execution the building scheme to which his proposal referred, and therefore that negotiation may be considered as at an end.

Some time since we received a Letter from Mr. William Young Knight, residing in Great Marlborough Street, enclosing a Copy of Resolutions entered into at a meeting of several of the inhabitants of that Street, Argyll Street, and the Streets adjacent, which represented the wishes, public and private, of an opening into the intended New Street from the lower end of Argyll Street, in the line of Great Marlborough Street; and stating, with reference to the powers vested in us by the 79th Section of the New Street Act, that the inhabitants of the above mentioned neighbourhood entertained a well-grounded hope that we would, on consideration of the masses, be disposed to give every facility to the improvement in question, and afford them assistance towards carrying it into execution.

In reply to this communication we acquainted the Parties, that we would recommend to your Lordships that every facility should be given towards effecting the objects of the Meeting; but that as it did not seem to us that the Property in the line of the New Street would derive any additional value in consequence of the proposed communication, we conceived that no part of the expense could be reasonably expected to be borne by the Crown; but that, on the contrary, His Majesty would be entitled to be paid for so much of the frontage of the New Street as would be sacrificed by the proposed measure, and for every other expense which might be incurred in exercising, for the accommodation of the parties concerned, the powers of the New Street Act before referred to.

We understand that further proceedings on this proposal depend upon the encouragement and support the parties may receive from the Owner of the Property on the West side of Argyll Street, to whom they have applied, but have not yet been made acquainted with his Determination.

By the 79th Section of the New Street Act, power is given to persons, to be named and appointed by us in the manner authorized by the said Section, to make a new Sewer from Marylebone Park to Charing Cross, and thence to the River Thames, for the Drainage of the said Park, and the Streets, Squares, &c. authorized to be made, formed, and erected in pursuance of the said Act. Under the authority of the before-mentioned Section, the Appointment, of which a Copy is hereto annexed, was issued by this Board; and the persons therein named having met, and received the Plans, Section and Estimate for such new Sewer, which had been previously prepared by Mr. Nash, they proceeded in the execution of the powers

and authorities relied in them; and having occasion frequently to communicate with us respecting the progress of the Work, and the payments to be made on account thereof, we are enabled to state, for your Lordships information, that this important work has proceeded rapidly and successfully, and with less public inconvenience than might have been expected from an undertaking of such magnitude; and that there is every reason to think the Estimate of the Expense which was formed by Mr. Nash, amounting to £54,000, and annexed to our First Triennial Report to His Majesty and Parliament, will not be exceeded.

No. 28.

We are, my Lords,
Your Lordships very humble Servants,

W. HUSKISSON.
W. D. ADAMS.
HENRY DAWKINS.

The Right Honourable the Lords Commissioners
of His Majesty's Treasury.

Appendix, No. 29.

No. 29.

APPOINTMENT of Commissioners for superintending the Formation of the intended
New Sewers, under the Authority of the New Street Act, (53 Geo. III. cap. 121.)

TO all to whom these Presents shall come, the Right Honourable Speaker Lord Glenbervie, William Doreen Adams, and Henry Dawkins, Esquires, Commissioners of His Majesty's Woods, Forests, and Land Revenues, Send Greeting:—Whereas by an Act of Parliament made and passed in the Fifty-third year of the Reign of His present Majesty, intitled “An Act for making a more convenient communication from Mary-le-bone Park, and the Northern Part of the Metropolis, in the Parish of Saint Mary-le-bone, to Charing Croft, within the Liberty of Westminster, and for making a more convenient Sewage for the same;” it was (amongst other things) enacted, That the the Commissioners for the time being of His Majesty's Woods, Forests, and Land Revenues should be, and they were thereby appointed Commissioners for carrying the purpose of the said Act into execution; and after reciting (amongst other things) that the Houses, Streets, Squares, Passages, and Places through which the proposed Alterations and Improvements were to be made and carried by virtue of the new recited Act, were drained by means of a Sewer, called the King's Scholars Pond Sewer; and that such Sewer was incapable of supplying a proper Drainage for any additional Buildings; and that a great increase of Houses, Streets, and Buildings was then making, and was about to be made, upon the Estate of the Crown called Mary-le-bone Park, all which would have no other Drainage than such inefficient Sewer, unless a New Sewer was constructed and made to receive such additional Drainage; and that the principal Street to be made in pursuance of the said Act would communicate with the said Park, and would afford facility for the making a Sewer, to extend from the said Park to Charing Croft, and from thence to the River Thames; and that it would tend to relieve the said inefficient Drain, and be of great public utility, if a New Sewer should be made, to drain the said Park, and the Houses and Buildings existing and to be erected therein; and also the Streets, Squares, Passages, and Places described in the Map or Plan therein mentioned, and intended to be made, formed, erected, and improved, in pursuance of the said Act; but inasmuch as such New Drain could not be made without great Expense, and would principally be appropriated to the draining of the Estate of the Crown, it was expedient that the Expense of making and repairing such New Sewer should be defrayed in manner thereafter mentioned; and that the same should be put under the Survey, Direction, and Management of persons to be authorized and appointed in manner thereafter mentioned; It was therefore enacted, That a New Sewer, Drain, or Watercourse, to extend from the South end of Mary-le-bone Park, at or near Portland Place, under the Street called Portland Place, along the whole Line of the principal New Street to be made and formed in pursuance of the new recited Act, unto Charing Croft, and from thence along the public Street to Scotland Yard, into the River Thames, at a place or near the Lime Wharf, should be formed, by such Person or Persons as the Commissioners for executing the said Act should from time to time authorize and appoint, by any Writing or Writings under their Hands and Seals; which said persons so to be authorized and appointed as aforesaid, or any three or more of them, should have full Power and Authority to make and form any Drain, Watercourse, or Communication from any part or parts of the said Park, called Mary-le-bone Park, or from any Houses or Buildings erected or to be erected therein; and also from any of the Streets, Squares, Ways, Passages, and Places through which any of the proposed Alterations and Improvements were intended to be made in pursuance of the said Act, and which were mentioned

and

and defined in the said Map or Plan, or from any Houses or Buildings erected or to be erected within the Limits mentioned and defined in the said Map or Plan, or of the deviation therefrom thereby allowed, to carry off or drain the Water from all or any of the said Houses, Buildings, Streets, or Places, into the said principal or common Sewer to be made as aforesaid; and for those purposes, or any of them, to stop up, divert, or alter any Sewers, Drains, Tunnels or Watercourses which might be found in making the said New Sewer, and which might cross the Line of such New Sewer, or which might (on the judgment of the persons to be authorized and appointed as aforesaid, or any three or more of them) be necessary or expedient to be stopped up, diverted, or altered for the purposes aforesaid, or any of them; and it was thereby provided, that all Damage which might be done by means of stopping up, diverting, or altering any such Drains, Tunnels, or Watercourses, should be made good by the Commissioners under the said Act, out of the Monies raised by virtue thereof:—And in order to enable the said persons to be authorized and appointed as aforesaid, or any three or more of them, to form and make such New Sewers, Watercourses, and Drains, and to keep the same in repair, it was further enacted, That it should and might be lawful for the said Commissioners for executing the said Act, by and with the consent and approbation of the Lord High Treasurer, or of the Commissioners for executing the said Office of Lord High Treasurer, or any three or more of them, and notwithstanding any provisions, restrictions, or clauses contained in any Act or Acts of Parliament relating to His Majesty's Land Revenue, to borrow and take up at interest from time to time such sum or sums of Money, not exceeding the sum of One hundred thousand pounds, over and above any other sum or sums of Money thereby authorized to be borrowed and taken up, which they the said Commissioners, with such consent and approbation as aforesaid, should judge necessary and expedient for those purposes; and that in order to repay the Monies so to be raised and applied, and the interest of the Monies so to be borrowed as last aforesaid, and to defray the expenses of making and keeping in repair such new Sewers, Drains, and Wydraughts as aforesaid, it should and might be lawful to and for the said persons to be authorized and appointed as aforesaid, or any three or more of them, to make any Rate or Rates, Assessment or Assessments, by an equal Pound Rate, from time to time as they should see occasion, upon the Owners, Proprietors, or Occupiers of any Houses, Buildings, or Lands situated in Mary-le-bone Park aforesaid, or in any of the Streets, Squares, Ways, Passages, or Places within the limits mentioned and defined in the said Map or Plan and Book of Reference, or any such deviation therefrom as aforesaid, who should use the said intended new Sewers, Drains, or Wydraughts; and by any Precepts or Warrants under their hands, to authorize or empower any person or persons to collect the same from time to time, and to make or allow to every such Collector a reasonable Compensation or Salary for his trouble out of such Rates or Assessments; and that all Sewers, Drains, and Watercourses to be thereafter made within the said Park called Mary-le-bone Park (save and except the said Sewer called King's Scholars Pond Sewer) or within any of the limits defined in the said intended Map or Plan and Book of Reference, or such deviation therefrom as aforesaid, should be under the sole management, survey, control, and direction of the said persons to be authorized and appointed as aforesaid, or any three or more of them, and of no other person or persons whomsoever; and that such person or persons to be authorized and appointed as aforesaid, or any three or more of them, should have full power and authority by virtue of the said Act, within the limits therein-before defined, from time to time, as they should see occasion, to widen, deepen, embank, alter, amend, cleanse and clear all such Sewers, Drains, or Watercourses, and to cause to be removed and taken away any Nuisances in the same, and to alter and direct the course of the Water in any of the said Streets or other Places made or to be made within the limits therein-before defined, as they should from time to time think necessary or expedient for effecting the said Drainage, or for any other purposes necessary or incident thereto; and that all such Sewers, Drains, and Watercourses should be subject to the sole survey, control, order and direction of the said persons to be authorized and appointed as aforesaid, or any three or more of them, their Surveyors and Officers, in such and the like manner to all intents and purposes, as if the same had been expressly directed by any of the existing Statutes or Commissions or Commissions of Sewers, or in any Statute or Law to the contrary in anywise notwithstanding: NOW these Provisions witness, That the said Speaker Lord Glenelgh, William Duguid Adams, and Henry Dawkins, being the Commissioners for executing the said recited Act as aforesaid, have by virtue of the power for that purpose given to them by the said recited Act, or thereby vested in them, and of all and every power or authority whatsoever vested in, or in anywise enabling them so to do, authorized and appointed, and by this present Writing, under their hands and seals, do authorize and appoint the Right Honourable the Earl of Macdonald, the Right Honourable Robert Seymour, commonly called Lord Robert Seymour, Sir Thomas Bernard, Baronet; Sir Thomas Baring, Baronet; Sir James Latham, Baronet; John Egerton, Esquire; George Ward, senior, Esquire; Charles Monro, Esquire; John Drinkwater, Esquire; Harvey Combe, junior, Esquire; Alexander Mills, Esquire; James Pillis, Esquire; Gilbert Jones, Esquire; and William Green, Esquire; or any three or more of them, to make and form the said intended new Sewer, Drain, or Watercourse, to extend from the South end of Mary-le-bone Park, at or near Portland Place aforesaid, under the said Street called Portland Place, along the whole line of the principal New

Street

Street to be made and formed in pursuance of the said recited Act, unto Charing Cross, and from thence along the public Street to Scotland Yard, into the River Thames, at the said place at or n. of the Lime Wharf, and all such other Drains, Watercourses, or Communications as are directed and authorized to be made and formed by the said recited Act as aforesaid; and to stop up, divert, or alter any Sewers, Drains, Tunnels or Watercourses which may be found in making the said new Sewer, or which may cross the line of such new Sewer, or which may in their judgment, or in the judgment of any three or more of them, be necessary or expedient to be stopped up, diverted, or altered for the purposes aforesaid, or any of them; and also to make all such Rates or Rates, Assessments or Assessments, as they or any three or more of them shall see occasion, and as are or ought to be made under and in pursuance of the said recited Act, in order to repay the Monies to be raised and applied in the making and keeping in repair such new Sewers, Drains, and Wydraughts as aforesaid, and the Treasury of the Monies to be borrowed for the purposes aforesaid, and to defray the Expenses of making and keeping in repair such new Sewers, Drains, and Wydraughts as aforesaid; and by any Precepts or Warrants under their hands, or the hands of any three or more of them, to authorize or empower any person or persons to collect the same from time to time, and to make or allow to every such Collector a reasonable Compensation or Salary for his trouble out of such Rates or Assessments; and to manage, survey, construct, and direct all the Sewers, Drains, and Watercourses to be hereafter made within the said Park called Mary-le-bone Park (save and except the said Sewer called King's Schoolers Pond Sewer) or within any of the limits defined in the said recited Act, or in the said Map or Plan and Book of Reference, or such deviation therefrom as aforesaid; and generally to exercise all such other Powers and Authorities, and to do and perform all such other acts, matters, and things relating to the said Sewers, Drains, and Watercourses, as the Persons authorized and appointed by the Commissioners for executing the said recited Act are by the said recited Act authorized and empowered to execute, do, or perform in relation thereto: In Witness whereof, We the said Sylvester Lord Glenbervie, William Dacres Adams, and Henry Dawkins, have hereunto set our hands and seals, this sixth day of July in the Year of our Lord one thousand eight hundred and fourteen.

GLENBERVIE, (L.S.) W^m DACRES (L.S.) ADAMS. HENRY (L.S.) DAWKINS.

Signed and sealed by the within-named Sylvester Lord Glenbervie,
in the presence of,
Frederic S. N. Douglas.

Signed and sealed by the within-named William Dacres Adams,
in the presence of,
George Cornall,
Land Revenue Office, Whitehall.

Signed and sealed by the within-named Henry Dawkins,
in the presence of,
George Cornall.

PART II

No. 30.

Appendix, No. 30.

SCHEDULE of the PURCHASES which have been made of certain LANDS, the Property of Individuals, fit for the Growth of Timber, and of the Purchase of Rights of Individuals over Lands of that description, already belonging to the Crown, and where the Reversion of such Rights was vested in His Majesty, with the Prices paid for the same.

Date.	Description of Property purchased.	Quantity of Land.	Purchase Money and Expenses.
1810. 17th Sept.	For the Purchase of His Highness the Duke of Gloucester's Life Interest, as Head Keeper of Boldwood Walk, in the New Forest, in and to the House called Boldwood Lodge, and the Lands, Tenements, Rights, &c. belonging thereto	Acres.	£ s. d.
1813. 15th Jan.	For the Purchase, from Malton Lambard, Esquire, of the Surrender of his remaining Term, Estate, and Interest in certain Woodlands at Gillingham, in the County of Kent	18½	1,974 — —
1813. 20th March.	For the Purchase of Her Highness the Princess Sophia of Gloucester's Life Interest, as Head Keeper of Ironhill Walk, in the New Forest, in and to the House called Ironhill Lodge, and the Lands, Tenements, Rights, &c. thereto belonging	14½	1,617 — —
1813. 17th March.	For the Purchase, from Francis Markett, Esquire, of his Interest in Fee Simple of and in several parcels of Woodlands, situated in the Parishes of Cuxsome, Halling, &c. in the County of Kent	76	1,800 — —
—	For the Purchase, from Peter Barfoot, Esquire, of an Estate at Bylesfont or Black Neth, in His Majesty's late Forest of Bere, in the County of Southampton	13½	9,260 19 6
—	For the Purchase, from Col. Arthur Vassittar, of his Estate in Woodfor Forest, called Moor Park, for £21,000, being the first three instalments on that Purchase, and the Expenses	16	949 0 3
—	For the Purchase, from the Bere Forest Commissioners, of a parcel of Land situated in the Wolf Walk of the said Forest	4½	16,774 8 6
—	For the Purchase, from Mr. W. Mitchell, of a Messuage and several pieces or parcels of Land, at Little Church, in Bere Forest	17	546 15 3
—	For the Purchase of two Allotments of Land from the Lords of the Manor of Ailingbury, and Guardians of the Poor of the Isle of Wight	6	549 3 0
—	For the Purchase of two Allotments of Land from the Lords of the Manor of Ailingbury, and Guardians of the Poor of the Isle of Wight	17½	7,091 12 3
—	Acres — —	1,690	44,183 — 11

Appendix

REPORT of the Commissioners on Two Memorials of Sir Thomas Dyke Acland, Bart. for a new Grant of ENMOOR FOREST, in the Counties of Somerset and Devon.

Mr. LEADS,

Office of Woods, &c. 30th June 1814.

WE have considered the two annexed Memorials of Sir Thomas Dyke Acland, Bart.; the former referred to the late acting Surveyor General by Mr. Harrison's Letter of 14th May 1810, and the latter to us by a like Letter, dated 26th May 1812; in the first of which the Memorialist prays, that a grant of a further or reversionary interest in the Forest and Chase of Enmoor, in the Counties of Somerset and Devon, may be made to him; and by the latter Memorial (in addition to a renewal of the Memorialist's application for such new Lease) it is submitted to your Lordships consideration, whether it may not be most advantageous to His Majesty to dispose of the inheritance in fee, than to renew the subsisting Lease thereof; and expressing his (the Memorialist's) hopes, that should your Lordships determine upon such disposal, he may be allowed to become the purchaser.

We find, from the entries in the Books of the Land Revenue Department, that His present Majesty, by Letters Patent under the Exchange Seal, bearing date the 4th March 1784, did grant the said Forest and Chase of Enmoor, with its appurtenances, unto Sir Thomas Dyke Acland, Bartons, (Grandfather of the Memorialist, and since deceased) to hold for a reversionary term of ten years from 1st August 1804, at the yearly Rent of £46. 13. 4. and for a Fine of £2500; which Lease will expire on the 1st of August next (1814).

And in the Report of the Surveyor General to your Lordships Board, under date the 1st July 1783, on the Application for that Lease, it is stated that "the Forest or Chase of Enmoor" consists of a large Tract of heathy, uninclosed Ground, computed at about 18,317 a. viz. 248. "the profits whereof arise chiefly from depasturing Sheep, with some little addition from "Horned Cattle and Cobs, and a small Farm taken out of the Forest, and let, with the liberty "of working a Stone Quarry, cutting Heath and Turf for sale, and depasturing Sheep: that the "profits of the Premises, on an average of six years, from 1766 to 1771 inclusive, amounted to, per annum

" And that the Outgoings were as follow; viz.			
" The Rent to the Crown (deducting Land	£39	10	11½
" Tax thereon	-	-	-
" The Tythes of the Premises	79	5	5½
" To the Forester	25	4	0½
" To the Tollers	8	11	3½
" To the Poundward	1	19	9
" The Steward's Fee	5	5	0
			160 16 4½
" Net annual Income	£	236	19 12"

Having caused instructions to be given to Mr. Richard Hawkins of Kingbridge (who had been recommended to us as a proper person to be employed on this occasion) to make a Survey and Valuation of this Estate, we have received his Report thereon; from which it appears, that the small Farm mentioned in the Surveyor General's said Report of 1st July 1783, and called Simon's Bath Farm, is situated nearly in the center of the Forest, and contains about 108 acres, and that the Farm-house is licensed and frequented as an inn; that the remainder of the Forest is uninclosed, and used for depasturing Sheep and Cattle; that there is no Timber or other Trees on the Forest, except four Ash Trees, two of them of considerable size and length, three large Beech Trees, twenty-three Sycamores, and seven Lime Pollards; in all, thirty-seven Trees and Pollards, which are growing around the said Farm-house: that, from the best information he could obtain, he estimates the quantity of Stock pastured on the Forest, and the annual Profits derived from the Estate, to be as follow; viz.

		Good Profits.	
		£	s. d.
Aggrment of 20,000 Sheep belonging to Private Persons, at 5d. each	-	416	13 4
4,720 Do. - belonging to the Forest Borderers, at 2½d. each	-	49	13 4
7,280 Do. - belonging to the Free Soilers	-	Nil	
31,000 Sheep.	(Carried forward)	£	465 6 8

No. 31.

		Gross Profits.		
		s.	d.	
Brought forward -		4	6	8
60 Mares and Foals, belonging to Prisoners Parfona, at 4s. each	-	12	—	—
60 Do. - - - - - Bardsers, at 2s. -	-	6	—	—
40 Do. - - - - - Free Sissors, -	NIL.	—	—	—
180 Stallions and Mares, belonging to the Crown's Lease, at 4s.	-	36	—	—
300 Cows and Filles - Do. - at 2s. -	-	30	—	—
640 Horses.				
By Sale of 17 Geldings, at 2s 6		163	—	—
Improved Value of Simon's Bath Farm -		53	10	—
Free or Quit Rents -		2	15	6
Making the whole Receipts -		767	12	6
From which deduct :				
Tythes of 31,000 Sheep, at 1d. each -		133	6	8
Do. - - 160 Mares and Foals, at 4s. each -	-	3	13	4
Do. - - 480 Stallions, &c. at 4s. each -	-	8	—	—
Do. - - of Simon's Bath Farm, at 3s. in the pound -	-	7	17	6
Land Tax -	-	7	3	4
Forfeits -	-	28	4	0
Tollers -	-	8	17	3
Poundage -	-	1	10	9
Interest on the estimated Value of the Lessee's Stock on the Forest, at 2,720, at 2 1/2 per cent. -		163	4	0
Steward's Fee -		5	5	—
		364	3	10
Leaving a Balance of -		403	8	31

At which sum of £403. 8. 31. Mr. Hawkins estimates the net improved annual Value of the Estate in its present condition, to be granted on Lease for a term of years.

But Mr. Hawkins having stated in his said Report, that there are very considerable tracts of the Forest which might be most advantageously planted with various kinds of Forest Trees, particularly Oak, Ash, Beech, Birch, Larch, and Fir, and having expressed his opinion that it will be infinitely more beneficial, both to the Estate of the Crown, and to the interests of the Public, to enclose and divide the Forest, with a view to the appropriation of such parts of it as are best adapted for that purpose, to the growth of Timber, and to an improved cultivation of the remainder of it, than to grant it again on Lease; we directed him to make further enquiries concerning the practicability of procuring an Inclosure of the Forest, and the advantages which would result from such a measure. We also directed similar enquiries to be made by Mr. Walsbrough, a Surveyor, who resides in the neighbourhood of the Forest, and who in a communication which we received from him, stated that he had acquired much practical knowledge of its local circumstances, and of the adjacent country, in the course of his professional engagements, and offered to furnish us with such information as he possessed, or might be able to procure, respecting this property; and we have received from him two Reports on the subject. And having had much correspondence both with Mr. Hawkins and Mr. Walsbrough on various parts of their Reports which appeared to require explanation, we shall proceed to lay before your Lordships a short Statement of such particulars as seem to be material for your consideration, in deciding upon the measures to be adopted with respect to this extensive, but hitherto comparatively unexploited, tract of country.

Shore and
Extent.

Exmoor Forest is situated in the North-west angle of the County of Somerset, adjoining Devonshire on that Side, and the Ports of Looe and Parlick on the Bristol Channel, on the North and East. The distance from the nearest of those Sea Ports to the centre of the Forest is about nine miles, and from Wanchet and Minehead about thirteen miles; it extends from North-west to South-east about ten miles, and from North-east to South-west about seven miles; and it contains about 22,000 Acres of Land.

Rivers.

Besides numerous Rivers which intersect the Forest in various directions, and which, as is stated in the Reports of Messrs. Hawkins and Walsbrough, might be easily converted to purposes of irrigation, two Rivers, the Barle and the Exe, rise nearly in its centre and flow from East to West, about two miles apart, in a direction nearly parallel.

Both

Both the Surveyors agree in reporting the general character of the Forest to be mountainous; that the hills rise very high towards the boundaries, sloping in the interior into deep valleys; that there is little extent of level ground in the valleys, but considerable plains on the summit of the hills; that the soil consists, for the most part, of a hard heavy mould, frequently with a gravelly subsoil; that on the hills is a black peaty earth, of good depth, but on a rocky bottom: that there are many tracts of superior land, consisting from one to four hundred acres: that there are also large tracts of swampy land in the plains, but which are capable of being easily drained, and made fertile and useful.

Mr. Wadsworth has furnished us with the following Statement of the different qualities and quantities of the Land comprised within the Forest, and of the estimated extent of each particular sort:

Peat and Moss Land, swampy, but neither difficult nor expensive to drain; and when drained, would be found, under tillage, to be the most productive land in the whole Forest.

Rafty Land, with Sheep Pasture, which does not carry more surface-water than would naturally fall into the ordinary division drains formed upon an Inclosure, and even in its perfect state, the soil is found, and adapted for tillage, or for the growth of Ash, Beech, and Fir Timber.

Springy Land, which might be easily drained, and when drained would be suitable for the growth of Ash and Sycamore.

Heathy Land, with good Sheep Pasture, well adapted for the growth of Beech, Fir, Larch or Spruce, and might grow some Oak.

Ferry Land, with good Sheep Pasture - } These Lands, consisting together upwards of 3,000 Acres, Mr. Wadsworth represents as well adapted to the growth of Oak Timber in Sheep Pasture - } Coppice; and he founds his opinion in this respect, on the fact that on the adjoining

Farre Land, good Staple Mould - } Forest of Lismore, Oak Trees of from 3 to 4 tons each, and of a superior quality, have been raised in Woods exposed to the North and North-east, and almost reaching to the verge of the mole, and where the Soil was even inferior to that of Ramore Forest; that, in the neighbouring Parish of Brandon, he found the same circumstances on a larger scale, the Woods, in both instances, being planted on very steep declivities; and that in all the Parishes in the interior, adjoining the Forest on its East, South, and Western sides, Oak Timber, fit for Naval purposes, is grown in situations equally elevated, according to his observation, and where the Soil is similar, and not distant more than eight or ten miles from the centre of the Forest. Sir Thomas Acland, however, the present Lessee, has stated to us, that he believes this representation, as to the similarity of elevation, must be founded in error, for that in the adjoining parts where the large Timber has grown, the level is much lower, or the situation more sheltered than that of the general surface of the Forest.

In regard to the means of conveying the Timber, and other future produce of the Forest, it is stated by Mr. Wadsworth, that the gradual and easy declivities of the Lands towards the shores of Bristol Channel, and the abundance of good materials to be found on the spot, afford great facilities to the formation of Roads communicating with the adjacent Sea Ports, from whence the Timber might be transported to any of the great Naval Armada.

The soil of Ramore Forest is the Property of the King, and, as Lord of the Forest, His Majesty has the right of depasturing on it an unlimited number of Deer and other Beasts of Chase. The exercise of this right, in ancient times, has given rise to two kinds of Claims on the Royal Forest; the first is founded upon a fait or service done to the King, by driving the said Forest. There are 32 such Salmors, who are termed Free Salmors; they are bound to drive the Forest, by themselves or Servants, nine times in every year, and duly and annually to attend at the Forest Courts; and to contribute the bounds of the Forest, with the Steward and other Officers, at the end of every seven years. For these Services, they claim to keep on the Forest, for each fait, 120 Sheep, 5 Mares, and their Foals until one year old, and as many Kine or Cattle as their Farms can winter; also to eat as much Tort, Hench, and Fens, as they can consume on their own Tenements. But the Free Salmors have not of late years stocked the Forest with any wintered Kine or Cattle, according to their ancient Claims. The number of these Salmors does not appear to have varied.

The second description of Claims is founded on the damage done to the neighbouring country by the Red Deer kept in the Forest.

There are 33 Manors or reputed Manors bordering on the Forest, and composing what is called the Chase, the Proprietors of which are bound to attend the Steward's Court of Ramore Forest, and by virtue of such attendance, and the payment of an annual Fine or Quit Rent, claim the privilege of Haag Right, by which term it is understood, that the Stockage of a Sheep being rated at five-pence, they shall be entitled to pasture their Sheep at the rate of two-pence halfpenny. According to the perfect state of the Court Roll, 15 of these Manors appear to have made default, and so have thereby relinquished their claims. From the above-

(124.)

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going

No. 31.

Aspect and Soil.

Chas. Acres.

1 - 5,000

2 - 8,000

3 - 1,000

4 - 1,000

5 - 5,000

6 - 1,000

7 - 50

Rights claimed by Individuals.

Free Salmors.

Borderers, or Half Rights.

No. 31.

going Estimate of Mr. Hawkins it would seem, that about 4,700 Sheep and 60 Horses are annually depastured in the Forest in virtue of this custom: It also appears, that persons having no rights in the Forest may or may not be allowed to depasture their Sheep, at double the price paid by persons having a Half Right; but whether the rates now paid by those having the *Half Right* have been immemorably fixed, we have no certain evidence.

TITHES.

The full Tithes of the Forest, to be taken if he pleases in kind, are considered by Sir Thomas Dyle Achard as vested in him in fee-simple, under Letters Patent; whereas both Mr. Hawkins and Mr. Walsbrough have expressed a doubt, whether the whole Tithes of the Forest have been alienated by the Crown; and Mr. Hawkins has submitted to us the grounds of his opinion on that point, in a Letter, of which the following is an Extract:—

“ Mr. Worch, Sir T. D. Achard’s steward, expressly states, that the Tithes have been immemorially taken at four shillings in the pound on the tithes collected for the agistment of Sheep; consequently, viz. The sum paid for Tithes by the Public at large, is one penny for each Sheep. viz. The sum paid for the Tithes of each Sheep of the Borderers (Half Rights) is only a halfpenny; the Borderer pays only half price for agistment. viz. The Free Barons paying nothing for the agistment of their Stock, it follows, that they pay no Tithes at all; it being stated that Tithes are paid only on the tithes collected for the agistment. This payment of Tithes holds good in the same rate with all other kinds of Stock as well as Sheep, a fixed principle being laid down that these tithes for Tithes are collected only on the tithes received for agistment. How is it possible, therefore, that different tithes per head, can be demanded and collected for the same kind of Stock, without a *modus*? or why should one part of the same kind of Stock pay one tithes in lieu of Tithes, another part a different sum, and a third part nothing at all, although the whole are depastured on the same Land? That Sir Thomas Achard, who purchased the Tithes of a Gentleman called Dorch, holds what he did purchase in fee, I do not doubt; but I do doubt, whether he purchased the whole Tithes of the Forest, and for the foregoing reasons; nor can I help thinking that the original Grant from the Crown, conveyed only a specific sum out of the Rents issuing from the Forest in lieu of all Tithes, which Grant was in fee; otherwise, there could never have been such a variation in the payments, and in many instances, no payments at all, for Tithes. On the other hand, if the whole Tithes had been granted, the Owner would be entitled to the same sum from every person depasturing Cattle, whether Free Barons, Borderers, or Strangers.” And in another Letter, Mr. Hawkins states, that he has enquired of many of the Forest Shepherds, and other persons, respecting the Tithes, and that he found it to be the generally received opinion, that the Forest is Tithes-free, as they had never paid any Tithes for depasturing Stock thereon; but, that he conceives it to be very possible, that there may be a *modus* or prescriptive right in lieu of Tithes, and that Sir Thomas Achard purchased such *modus*.

Having communicated these doubts of the two Surveyors to Sir Thomas Achard, he has furnished us with a paper drawn up by his Steward, which states, that the original Grant under which his title to the Tithes is derived was by Letters Patent of Charles I. dated 10 July in the 9th year of his reign, whereby, in consideration of the Sum of 200 Marks, he gave and granted unto George Cottington, Esq. his heirs and assigns:—

“ *Omnes illas decimas alias redditus infra Forestam abbat. de Ramsey in feodum Cade
“ sive Somerley et Devon, in loco extra Paroch. ad loca decimabil Paroch et
“ Kockelsh ad nos Jure regie pertinent nemini Reverendi et Reverendissimi Roman et
“ Remanen et ad nos plene libere & integre, ac in tam ampl modo & forma ac nos
“ jure nos regie ac habuimus vel habere debemus.”*

To hold and enjoy the aforesaid Tithes, with their appurtenances, unto the said George Cottington, his heirs and assigns, for ever, paying yearly the sum of s^d. 13. s. 8. to the said King, his heirs and successors, or Michaelmas only, in full of all Payments, Rents, and Services, with power to dilate, &c.

Not having yet seen the Letters Patent above mentioned, nor any Instrument thereof, we are unable to state how far the comprehensive words we have quoted may be qualified by any subsequent exceptions or reservation; but in consideration of the doubts which have been suggested, it seems to be proper that the extent of Sir Thomas’s rights should be investigated, and that a Case should be stated on the subject, for the Opinion of His Majesty’s Law Officers, after which it will remain for Government and Sir Thomas Achard to agree either to refer the matter to arbitration, or to the decision of a Court of Law, once amicable suit to be indicated for the purpose.

Having thus shortly stated the most material facts and opinions to be collected from the Reports of Messrs. Hawkins and Walsbrough, it will remain for your Lordships to decide on the Steps to be taken for the future disposal of this Property; namely,—

1st, Whether to grant a new Lease of it to Sir Thomas Achard, upon terms founded on the above-mentioned valuation of Mr. Hawkins, the effect of which would probably be, to continue the Forest in its present unimproved state, to be used for depasturing Sheep, Cattle, and Horses thereon, as heretofore.

Sd, T6

32. To dispose entirely of the Crown's Rights and Interests in the Forest, either by private Contract to the proper Lessee, or by public Auction, as was at first proposed to be done in the case of Brecon Forest, but which Sale, for Reasons to be stated to your Lordships, in a Report we are now preparing on that subject, we think it may be advisable to postpone. Or,

33. To endeavour to procure an Act for the Inclosure and Division of the Forest, stipulating for an adequate Allotment thereof to the Crown, in favour of His Majesty's Rights and Interests therein, such Allotment, or such portions thereof, as may be found to be adapted to the growth of Mary Timber, to be afterwards appropriated to that purpose, or to be disposed of by Sale, and the Money appropiated to the purchase of other Land for the growth of such Timber, as may be then considered to be most advisable.

In regard to the scheme of an Inclosure, we beg leave to state, that it has been represented to us as a measure which is generally expected; and that calculations have been made on that expectation, in recent cases of Sales of Property connected with the Forest Claims; and we have reason to believe, that it would be generally approved of in that part of the Kingdom. If your Lordships should adopt that opinion, we have to request your authority to communicate with the different Parties having or claiming rights in the Forest, in order that we may forthwith endeavour to procure such a satisfactory and equitable arrangement of those Claims, as may lead to the introduction of a Bill for that purpose in the next Session of Parliament.

We are, my Lords,
Your Lordships very humble Servants,

GLENBERVIE.
W. D. ADAMS.
HENRY DAWKINS.

The Right Honourable the Lords Commissioners
of His Majesty's Treasury.

CORRESPONDENCE between the Boards of Admiralty, Treasury, and Woods, &c.
relative to the Means of improving the Durability of OAK TIMBER—viz.

Appendix, No. 31. (A)

No. 31. (A)

My LORDS, AND GENTLEMEN,

Treasury Chambers, 12th April 1813.

I AM commanded by the Lords Commissioners of His Majesty's Treasury, to transmit to you the enclosed Letter from the Secretary to the Admiralty of the 7th Instant, requesting, for the reasons therein stated, that all Trees intended for Naval use may be marked at the earliest possible season of the year, and cut down at the last; and I am to desire you will report to my Lords such Observations as may occur to you thereon.

I am, my Lord, and Gentlemen,
Your most obedient Servant,

Commissioners of Woods, &c.

R. Wharton,

Appendix, No. 31. (B.)

No. 31. (B.)

SIR,

Admiralty Office, 7th April 1813.

THE attention of my Lords Commissioners of the Admiralty having been of late much directed to the means of improving the Durability of the Timber to be used in His Majesty's Ships, and their Lordships having received several representations from well-informed individuals on the subject, suggesting that one principal cause of decay is the cutting the Timber during the season when the Sap is up, my Lords are of opinion, that it would be proper to ascertain, by actual experience on an extended scale, the truth of this theory.

The

No. 32. (B.)

The loss of the bark has been, my Lords are aware, an obstacle to the introduction of this system; but this may, it is supposed, be obviated by lopping and barking the Tree when the sap is rising, and suffering it to stand to be felled in the ensuing Autumn.

It has been said, that if a Tree be barked after the sap has risen, that the sap (its natural channel being interrupted by stripping the bark) will not again descend, and that in fact the Timber will not be, at least, at all the better for this proceeding.

If the truth of this supposition were to be admitted (which, however, it is not) it would yet form at least to follow, that if care be taken to strip the bark when the sap begins to rise, as much will not stand as if the barking was postponed to a later period, and it cannot reasonably be doubted, that the suffering the Tree to stand upright till the fall of the year must in some degree, at least, tend to dry the Timber.

On the whole, however, as those even who doubt the beneficial efficacy of the system, have never supposed that it can at all injure the Timber, my Lords, with a deep conviction of the expediency of making every reasonable experiment on this important subject, command me to express their desire that the Lords Commissioners of the Treasury will be pleased to give orders to the Persons entrusted with the management of the Royal Forests, that all Trees intended for Naval use shall, till further orders, be barked at the earliest possible season of the year, and cut down at the latest; and my Lords further request, that the Lords of the Treasury will direct you to communicate to me, for their information, Copies of any Reports that may be made to them on this point, or on any other connected with the important subject of the Durability of Timber.

Richard Wharton, Esq.
Sec. Sec. Sec.

I am, Sir,
Your most obedient Servant,
J. W. Croker.

No. 32. (C.)

Appendix, No. 32. (C.)

Mr LEWIS,

Office of Woods, Sec. 4th April 1814.

ON the 12th of April last we received a Letter from Mr. Wharton, then one of the Secretaries to your Lordships Board, dated the 10th of the same month, transmitting to us, by command of your Lordships, a Letter from one of the Secretaries to the Board of Admiralty, which recommended, on behalf of that Board, that you would be pleased "to give orders to the persons entrusted with the management of the Royal Forests, that all Trees intended for Naval use should, till further orders, be barked at the earliest possible season of the year, and cut down at the latest; and that you would cause to be communicated to the said Secretary, for their information, Copies of any Reports that might be made to your Lordships on this point, or on any other connected with the important subject of the Durability of Timber."

Having given our earliest attention to the tenor of the communication from the Secretary to the Admiralty, and of Mr. Wharton's said Letter, it was satisfactory to us to find, that as the recommendation or desire, conveyed to your Lordships from the Admiralty, appeared to be founded on matter partly argumentative, and relative to a subject with which it might be supposed we were not unacquainted, nor without the means of forming an adequate opinion upon it, you did not issue immediate Orders to our local Officers in the different Royal Forests, whom we presume were meant to be described as *the Persons entrusted with the management thereof*, but referred the Question to this Board (through whom those Officers are accustomed to receive their Orders) for such Observations as might occur to us, how far it may be expedient that the request, "that, for the reason stated in the said letter to Mr. Wharton's Letter, all Trees intended for Naval use should be barked at the earliest possible season of the year, and cut down at the latest," should be complied with.

Considering the importance of this question, the difficulties obviously incident to it, the imperfect experience which, according to any information there hitherto exists respecting it, and the uncertain result which might be found to be deducible from such experiments as we might find it possible and think it our duty to institute, and particularly the advanced season at which the communication was made from the Treasury, we thought it our duty to concur in a Letter from our Chairman to Mr. Wharton, dated the 15th of April 1813. "representing the impossibility of even beginning the experiment, which the Admiralty were desirous the Treasury would order to be made, on all the Navy Timber to be felled in the Forests that season, without the certain loss of many thousand pounds (in one Forest only of between £15,000 and £20,000) besides the total derangement of measures which had necessarily been taken, for felling and stripping the Timber in the usual way, before we received that communication."

Sufficiently

Sufficiently warranted, as we apprehend, in believing that the reasons thus far forth were approved of by your Lordships, we thought we could best employ the interval of time which must intervene between what remained of the month of April last, and the approaching season for the sale of the sap in the timber of the several Royal Forests, in preparations for the best course of such extensive, accurate, and well-considered experiments, and the collection of such evidence from the writings of ancient and modern British and Foreign Authors, and the communications of judicious and practised individuals, as might enable us to submit to your Lordships any observations which, in our opinion, might serve to elucidate, as far as possible, a matter of great moment indeed, but which may, perhaps, in the end, be found to be incapable of the degree of certainty some more sanguine persons appear, at different times, to have expected it might attain.

In the latter part of the investigation we thus engaged in, we have made a considerable progress; and it was for some time our intention to convey, in this preliminary Report, to your Lordships, a Statement of what we had already collected; but, upon further consideration, it appeared to us that such a partial anticipation could not furnish grounds for any other measures, nor admit of the clearness and precision which we hope to bestow upon the subject after our inquiries shall have been brought more near to a conclusion.

We have, therefore, upon the whole, thought it would be more consistent with our respect to your Lordships, and more convenient towards a completion of the object (so often in contemplation, but hitherto to all followed up or professed) as merely to trouble you, at present, with this pledge, that we have not, and shall not suffer any interruption, not unavoidable, to be given to the execution of the duty which your Lordships have been pleased to require of us, by your last Reference in April last.

We are, my Lords,

Your Lordships very humble Servants,

GLENHERVIE.

W. D. ADAMS.

HENRY DAWKINS.

To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.

Appendix, No. 32. (D.)

No. 32. (D.)

MR LORD, AND GENTLEMEN,

Treasury Chambers, 17th May 1814.

I AM commanded by the Lords Commissioners of His Majesty's Treasury, to transmit to you, for your information, the Copy of a Letter from the Secretary of the Admiralty, on your Report of the 4th ultimo, relative to barkening the Timber intended for the Navy, at the earliest possible season of the year, and causing it to be barkd.

I am, my Lord, and Gentlemen,

Your most obedient Servant,

The Commissioners of Woods, &c.

Geo. Harrison.

Appendix, No. 32. (E.)

No. 32. (E.)

SIR,

Admiralty Office, 17th April 1814.

HAVING laid before my Lords Commissioners of the Admiralty your Letter of the 23d instant, transmitting Copy of a Report of the Commissioners of Woods, &c. dated the 4th instant, on my Letter to you of the 7th April 1813, recommending that all Trees intended for Naval use should be barkd at the earliest possible season of the year, and cut down at the last; I have it in command to observe, that their Lordships do not perfectly understand, from the said Report, whether the experiment is to be made or not, as recommended by them, and directed by the Lords of His Majesty's Treasury last year; but their Lordships hope, that the Lords of the Treasury will have the goodness to have their former directions carried into effect immediately, as they are in possession of abundant Reports on the subject, and are now only anxious for an experiment.

I am, Sir,

Your most obedient Servant,

J. W. Croker.

George Harrison, Esq.

No. 32. (F.)

Appendix, No. 32. (F.)

Mr. Loane,

Office of Woods, 16th June 1814.

WE have received and perused the Letter of Mr. Croker to Mr. Hamilton, dated the 17th April, and transmitted to us by your Lordships commands, in one from Mr. Hamilton of the 17th ult. for our information.

Upon the subject of Mr. Croker's said Letter we can only say, that we did not conceive ourselves to have received any directions from your Lordships to carry into execution the measure recommended in his of the 7th April 1813; namely, "the barking at the earliest signs of the year, and cutting down at the last, all Trees intended for Naval uses in the Royal Forests." But, as we imagined from those words, that the Board of Admiralty might expect that the experiment would commence with the fall of *this* season, we wrote to our several Deputies, in the principal Forests, on the very day when Mr. Croker's last-mentioned Letter was transmitted to us, in whole Answers it appeared, that the *big* had already begun to rise; and as no preparations had been made for introducing a new mode of stripping, with which the Strippers, usually employed, were entirely unacquainted, we thought ourselves warranted in postponing the adoption of that method till another season, employing the interval in collecting materials for such observations as might occur to us to be fit to be submitted to your Lordships, and fully intending to have as much of the supply of this present year stripped standing, as we hoped might substantially answer the purpose of the experiment which the Board of Admiralty seemed to have in contemplation, but leaving also a part to be stripped in the usual way, for the following reasons: viz.:

- 1st, That it appeared doubtful whether, from the inexperience of the hands we must employ, the whole quantity could be stripped during the run of the *big* in the new method; and,
- 2d, That there might be an opportunity of comparing the costs of the two methods.

The average quantity of Timber which all the Royal Forests have furnished for the last seven years, has been 4,347 loads. That of last year was 4,110 loads.

The ordinary calculation has been, that it requires 3,000 loads to build a 74-gun ship.

Supposing, therefore, all or the greatest part of the 4,110 loads to have been applicable to and sufficient for that purpose, and that it had all been stripped standing, scarcely more than one 74 could have been constructed with the Timber of that fall; and having reason to believe that a small vessel would be a better object for observing, through a course of years, the quality and durability of her timbers than one of that size, we have thought it might be sufficient, for this year at least, to provide as much stripped, in the manner proposed, as might be fully adequate to build such a vessel—*say* a frigate of 35 guns.

We find that about 650 loads are sufficient for such a vessel; and we have now to state to your Lordships, that we have in fact had no less than 3,313 trees, which it has been computed will yield 1,548 loads, stripped in that way in the several Forests. In that quantity there can be little doubt, that more than enough of all the different sorts of pieces which are necessary in the construction of a vessel of that description will be found.

It, however, is the object of Government that, till further orders, all Timber felled in the Royal Forests should be stripped standing, according to the recommendation conveyed from the Lords of the Admiralty last year, we trust that the postponement of the literal execution of that Plan, this and last year, will not be considered as of any material consequence to the public service.

The result of the investigation which we thought it our duty to undertake, in consequence of the request of your Lordships reference to us, is, we are sorry to say, much less satisfactory than we could have wished.

Three different methods have been practised or recommended for the felling of Oak, with a view to the quality of the Timber, but also, particularly in latter times, to the value of the bark.

1. What is called "Winter-felling," or felling it at the latter end of the year, without being stripped of the bark.
2. Felling it in the Spring, when the *big* is rising, and stripping off the bark immediately after it is felled.
3. Stripping it in the Spring from the Tree standing, and leaving it standing till the end of that, or one or more subsequent years.

We

We believe that, with regard to most other sorts of Timber, except Oak, it has been the immemorial practice to fell them in the Winter. This may partly have arisen from that being the most convenient time in the distribution of agricultural labour, and because large Trees, felled in the Spring or Summer, would, in many cases, do more injury to the adjoining land or crops; but it also appears to have been, at all times, a prevailing opinion, that the quality of the Timber felled in Winter, when the motion of the sap or juice is suspended, is better; and this general opinion, with regard to Oak, is traceable to the most early Writers among the Ancients upon this Subject, Theophrastus, Varro, Pliny, Columella, &c. so often referred to by modern Authors, and to whose Writings we have ourselves referred on this occasion. When those Authors wrote, we believe there is no evidence or reason to think that the use of bark was known in the preparation of leather, or for any other valuable purpose. We have not found it mentioned in Pliny, and no term or expression corresponding to tan and tanning has been found till many centuries after the commencement of the Christian Æra. At an early period, however, in our History, and probably about the same time, or sooner, in some other countries, the employment of bark in that way appears to have been established; and as Timber was long so abundant in this country as to be of comparatively little value, it seems probable, that any inferiority in the quality of what might be felled at what is called, in the Act of James the First, concerning Tanners, &c. "the barking time," was considered as often more than counterbalanced by the value of the bark.

There is accordingly a Clause in that Act prohibiting the felling any Oaken Trees meet to be barked, when the bark was at a given price, except between the first day of April and the last day of June, with, however, the remarkable exception of Timber to be employed "in the most needful and necessary preparation of houses, ships, or mills."

This seems to show that, for these important purposes, it was then thought that Timber felled in Winter was so much better, that any loss on the bark was amply compensated in that way.

Even now, though the felling of Oak in Winter (i. e. unstripped) is so generally disused, we have found it to be nearly the unanimous opinion of all those Persons conversant in Timber, whom we have been able to consult, that its quality is harder and better in all respects when so felled.

It would appear, that upon this ground some experiments had been made by the Navy Board, with Timber felled in Winter about 30 or 40 years ago. The *Montague*, a 34-gun ship, was built with Winter-felled Timber in 1779. In 1789, the Commissioners of the Navy, in return to a Precept of the Commissioners of Land Revenue, stated, that this Vessel had ever then undergone such Repair as to require a complete examination of her condition, so that they could not, with certainty, speak to the effect. The same Vessel, we believe, is still in service, but has now undergone several Repairs. How far the state of her original timbers was particularly examined, or what condition they were in during any of those Repairs, we are not informed.

There are several Shipwrights now in the ordinary employment of this Department, in Dean Forest, who remember three different falls of Navy Timber in Winter, unstripped, in that Forest, and who have been recently examined concerning the circumstances of those falls, one of which took place, according to their recollection, about 37, and the others 30 and 29 years ago.

That, about 30 years ago, those Men think, was under a Contract with Mr. Mills, a considerable timber-merchant, who resided at Rotherhithe; they understood that the Contractor was bound, by his engagement with the Navy Board, to have the Timber felled in Winter: and one of them stated, that Mr. Mills had also a great fall in Winter, in one of those years, on some private estate in Herefordshire; but none of them can tell what became of this Timber, nor why the practice of Winter-felling was afterwards discontinued. These were probably distinct trials from the case of the *Montague*, which was built at Chatham; the Timber from Dean Forest being, we believe, rarely if ever sent to that Dock.

A very eminent Timber Merchant, whose house has laid, probably, more extensive connections with Government than any other in that Trade, has informed us, that about 30 years ago, a Ship was built entirely of Winter-felled Timber, which he had shipped.

We are not able to state the name of this Ship. It may, perhaps, have been the *Montague*.

If, from what we have mentioned, there should appear to be already sufficient ground for considering it as an established truth, that Timber felled in the Winter, with the bark on, is of a better quality for Naval purposes than when felled and stripped in the usual way, the only consideration with Government with regard to those two methods, we imagine, must be, whether that advantage would counterbalance the loss in respect of the bark, which, according to the understanding of our local Officers, and, we believe, the general opinion, would be entirely sacrificed in that case.

We cannot, however, omit mentioning here a circumstance which, if correct, would render that opinion, at least to its full extent, somewhat doubtful.

The

No. 32. (P.)

The Strippers we have mentioned, as having been employed in the falls which took place in Winter, in Dean Forest, concur in stating, that in squaring the Winter-felled Timber in the ensuing Spring, when the sap was rising in the Trunk of the Forest, they found the bark to run and separate from the Trunk which had been so felled, much in the same manner, and as easily, as from Trees stripped after they are felled in the Spring. This seems to be inconsistent with the established opinion, and the general doctrine of Winter-felling, that it is impossible not to question the accuracy of the recollection of these illiterate though apparently (one of them particularly) shrewd persons, and, according to their station, of respectable characters.

That there remains, for some time after a Tree has been felled, some degree of vital or vegetable power, is evinced by a circumstance of almost daily observation. There are few persons who have not had an opportunity of remarking that Elm Trees, or Logs of Elm, felled in Winter and left by the Road side, with the bark on, will send out leaves and small twigs or spray in the Spring, along the whole surface of the bark. How far the Tree is at that time in such a state, as that the bark could be stripped with any and what degree of facility, from the wood, may be very easily ascertained; and the same experiments may, with equal ease, be made at the same season of the year, with the bark of an Oak Tree felled in Winter; and this feeling well, we trust, renders it unnecessary for us to make any apology for stating a matter founded on such slight testimony, and so contrary to the notions of those whose interest would have led them, one would think, fully to satisfy themselves on such a point.

As to the question between the two other methods, the subject seems hitherto to be involved in very great uncertainty; and unless that can be removed, it would hardly be thought advisable to change the usage so universally established in the greater part of the Country, and especially in those parts where more and better Timber is supposed to grow than in any other, and where there is therefore more reason to conclude that long experience may have led to the most profitable and best practice.

The first time that the plan of stripping Timber standing, and leaving it to be felled in Winter, appears to have attracted the attention of the Naval Department of this Country, was on the publication of Dr. Plot's Natural History of Staffordshire, about the year 1686.

* We are informed that this is not now the practice in that County.

That Author having observed the practice to prevail in Staffordshire* of stripping, or as he calls it, "sawing" Oak standing, about the beginning or middle of May, and not felling it till Michaelmas following, or perhaps not till Mid-winter, wanted to examine what was to be found in ancient writers on the subject; but, as we have said before, in none of those writers is any mention made of the distinguishing part of that method.

He states, however, in that History, and in a subsequent discourse, written at the instance of Mr. Pepys, then Secretary of the Admiralty, various speculative reasons for thinking, that it would be advisable to adopt it in the case of Timber felled for the Navy; and the perusal of these Writings made such an impression on Mr. Pepys, that James the Second, on his recommendation, issued his Royal Warrant to the Commissioners of the Navy for stripping in the Spring, and felling in the following Winter, 150 Trees fit for the service of the Navy, in Bally Park. How far, or in what manner, this trial was carried into execution, does not appear.

In Mr. Pepys' Letter just mentioned, he states, that the principal Timbers that made up the Frame of the Royal Sovereign, had been fished out of Yorkshire and other Northern Counties; and he and Dr. Plot seem to have inferred from thence, that those Timbers had been from Trees stripped standing. It is clear, however, from the tenor of his Letter, that Mr. Pepys had no direct information upon that point; and the Parliamentary Commissioners of Land Revenue only say, that Mr. Pepys supposed the Timber to have been stripped of its bark, and felled afterwards in the Winter. They add, that that Ship had been slowly built in 1683-6 & 7; and observe that, according to Dr. Plot, at the time he wrote, which was 20 years afterwards, the Timbers were still found, and so hard that a nail could hardly be driven into them. This is all the documentary Evidence we have met with, with regard to the Timbers of that Ship.

There are only two other instances of the same kind, concerning which we have met with any information.

The Achilles was a 60-gun Ship, built at Harwich in 1757, and according to the testimony of Mr. Barnard, before a Committee of the House of Commons in 1771, of which the late Mr. Edmund Burke was Chairman, that Ship was built of Timber felled in the Spring, and not felled till the ensuing Winter; and Mr. Barnard added, "that upon a late Trial the Timber was found to be still very good." But it appears by a Return of the Commissioners of the Navy to a Precept of the Parliamentary Commissioners of Land Revenue in 1770, that the had not been on Service from 1763 till 1771, when she was refitted at an expense of 27,500*l.*, and sent to the West Indies; that she returned from thence in 1773, and was not employed afterwards, being found to be in want of considerable repairs.

In

In that Return, the Commissioners of the Navy, after stating that Mr. Bernard represented the Ship to have been built with Timber felled after the bark had been stripped, add, "but it is not known to us, as we cannot trace any correspondence with him on the subject, whether that was the case or not."

The concluding Paragraph of that Report of the Commissioners of the Navy, very strongly shows the uncertain state of the question down to that time. Their words are, "we cannot find from the Books of this Office, or from any information we can collect from the Officers of the Yards, that any trial has been made, to ascertain which Timber has the preference in point of durability, that felled after being stripped of the bark, or what is felled in the common way; but an experiment is about to be made on a Sloop intended to be built at Deptford, one-half with the Timber stripped in the mode recommended, and the other half with Timber felled in the ordinary way, and both cut from the same Estate; from which we hope to be enabled to form some well-founded judgment of the matter."

The Sloop of War, mentioned in the Paragraph just quoted, was called *The Hawk*, (being the remaining influence) and was built in 1793, and broken up at the end of 10 years, when we are fully warranted in maintaining, that there was no material difference in the state of the two sorts of Timber of which she was composed.

About the year 1733, M. de Buffon, who appears to have been engaged, together with M. du Hamel, under the direction of the French Government, in a course of enquiry and experiments relative to Oak Timber, frons, in consequence of having read the account of Dr. Fluxus's writings in "*Boisje's System*," to have formed a very singular opinion in favour of that writer's Plan, and, in confirmation of it, details a great number of ingenious experiments and observations which he had made on the specific gravity and density of Timber stripped and felled in that method, and the weight it will bear before it breaks, compared with Timber which had been felled with the bark on; but it is very remarkable that, if we have not misunderstood his account of the matter, he did not leave the last-mentioned Timber to stand till the Winter, but felled it with the bark on at the time that he had stripped the other, and left the bark on all the time when he was about to make his experiments, when he cut out pieces of equal bulk and dimensions of each sort, and found the specific gravity, and also the power of resistance, much greater in the Timber which had been stripped standing, than in the other sort.

Giving full credit to the accuracy of these experiments, it is obvious that they do not bear upon the question, whether Timber stripped in the Spring, and left undried till Winter, is of a better quality than Timber felled in the Spring, and then immediately stripped, nor indeed at all tend to settle the question between Spring stripping in either way, and felling in Winter, with the bark on.

From these experiments, however, Buffon concludes that it is quite certain, that the Timber of Trees stripped and dried standing is harder, more solid, heavier, and stronger, than that of Trees felled and barked; and thence, says he, "I think we may also conclude it is more durable."

He proceeds afterwards to explain what he takes to be the physical cause of these effects.

We have perused all the valuable Papers in the Philosophical Transactions, of Mr. T. A. Knight, on the subject of Vegetation and Timber; and also those of Sir Humphrey Davy, in his work on the Chemistry of Agriculture.

Mr. Knight, in No. 8. Part I. of the Philosophical Transactions for 1804, says, "Few persons, at all conversant with Timber, are ignorant that the alburnum or sapwood of Trees, which are felled in Autumn or Winter, is much superior in quality to that of other Trees of the same species which are suffered to stand till the Spring or Summer; that it is at once more firm and tenacious in its texture, and more durable;" but we have not observed, that he makes any distinction in this respect between Timber stripped in the Spring, and left standing till Winter, and Timber first felled in the Spring, and then immediately stripped.

Sir Humphrey Davy, however, says, "Ship-builders prefer for their purposes that kind of Oak Timber afforded by Trees that have had their bark stripped off in the Spring, and which have been cut in the Autumn or Winter following."

We have no doubt that he had good grounds for stating this general preference; but we have found those to whom we have applied for information on the subject, very far from unanimous.

Independent of arguments drawn from the theory of vegetation, on which the experiments and discoveries of the two last-mentioned writers are of the highest authority, one of the most obvious advantages which has been thought to be derived from it, is, that the Trees, by standing without their bark, are better vented or dried, according to the expression of Buffon, in their natural perpendicular position,

No. 32. (F.)

Yet, as it is a fact which we believe has been well known, from the earliest times, that Oak and other Timber will produce leaves, and Fruit Trees even fruit, for several seasons, when left standing, after their bark has been entirely removed, (except from the tender extremities of the highest branches, which seems impracticable); there must, we should imagine, remain more moisture in them during that time, than if they had been cut down and properly seasoned for the same period; and the sensible and sagacious Evelyn, particularly recommends, that Timber, to be properly seasoned, should be placed horizontally.

Whether the sapwood becomes harder and more tenacious, or tougher, when the Trees are left to stand after being stripped, is of such easy experiment by the hatchet, the plane, the chisel, &c. in the practice of carpenters and shipwrights, that we suppose the fact, one way or the other, cannot be matter of much uncertainty; but whether it can ever acquire, till its interior part is progressively and annually converted into heart, the natural progress of vegetation, those qualities, and also such a superior degree of durability, as may render it fit to be worked up in the construction of Ships, seems still a matter of very great uncertainty; and though we have been informed that of late it has not been unusual to leave part of the sapwood, blue, &c., or alternum (all synonymous terms) in equating Navy Timber, we cannot but think it would be safest still to adhere to the advice of Evelyn, which, in substance, is to cut off every thing which is not real heart.

"	Leads.
New Forest -	302
Whitewood -	450
Saleby -	193
Alice Holt -	1,849
	<hr/> 3,194

Besides the 1,548 loads which have been stripped standing, and the 2,104 loads which have been felled, and then stripped in the usual way*, as the supply of this year, we have had 30 Trees marked and set apart in each of the two principal Forests of Dean and New Forest, and also in Whitewood, Saleby, Holt, and Whitewood Forests, and growing in each several Forest, as nearly as possible, in the same soil and exposure, and of the same age and general appearance; and we have divided those Trees into six distinct classes, of five Trees in each, that, if it shall be thought advisable, experiments may be made upon the same plan with that of M. M. de Buffon and Du Roi, and also trials by intelligent Carpenters, Shipbuilders, &c. on the comparative specific gravity, hardness, strength, tenacity, &c. of each; three of the classes having been stripped standing, but with some variety in the method, and left to be felled in Winter; one not stripped, intended to be felled in Winter; one felled but left with the bark on; and one felled, and then immediately afterwards stripped in the usual way; all which Trees we have had so classed and registered, with a separate distinctive mark on each individual Tree, so that they may at any time be delivered to the Navy Board, if required, without the danger of any mistake or confusion as to the identity or circumstances of each, for the purpose of such experiments.

We have not been yet able to ascertain the comparative expense of stripping Timber standing, and after it is felled; as soon as we shall have received satisfactory information on that subject, we shall take an opportunity of communicating it to your Lordships.

We are, my Lords,

Your Lordships very humble Servants,

To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.GLENSERVIE,
W. D. ADAMS.
HENRY DAWKINS.

No. 32. (G.)

Appendix, No. 32. (G.)

Mr Lords,

Office of Woods, &c. 3d March 1815.

IN our Letter to your Lordships, dated the 10th June last on the subject of stripping the Navy Timber in the Royal Forests before it is felled, we stated, that we had not at that time been able to ascertain what the expense of stripping Timber in that manner would be, as compared with that of the usual method, but that as soon as we should receive satisfactory information on that subject, we would take an opportunity of communicating it to your Lordships.

Since the date of our last Letter, we have made particular enquiries on this head, of our Deputy Surveyors in Dean, New, and Alice Holt Forests, in which this method of stripping the Timber standing was adopted last season to a considerable extent, and we find by the Statements of those Officers, that the additional expense then incurred in stripping as many Trees as are computed to contain 1,548 Loads of Timber, was about £837. 5. or at the rate of 5s. 6d. per Load of Timber; but that, from the unusual nature of the service, and the inexperience of the workmen employed, the expense last season considerably exceeded what it may be expected to be done for in future, and that in their judgment an additional payment of Five Shillings per Load would be sufficient to reimburse the Funds of this Department for the increased expense which

which the adoption of this method will occasion; and, if it is the desire of the Naval Department of Government, that the Timber in the Royal Forests should in future be shipped floating, it is material that we should forthwith be apprised of such desire, as the season for barking is fast approaching; and, in the event of their deeming it advisable to continue that method, we submit to your Lordships, that it is reasonable the additional expense already incurred, should be repaid to the Funds of the Department of Woods, and that Five Shillings a Load for all Timber to be shipped floating should be added to the price now paid by the Navy Board for the same, and we beg to receive your Lordships' directions on this subject.

We are, my Lords,
Your Lordships' very humble Servants,

WM. HUSKISSON.
HENRY DAWKINS.

The Right Honourable the Lords Commissioners
of His Majesty's Treasury.

No. 31. (G.)

Appendix, No. 31. (H.)

No. 31. (H.)

GENTLEMEN,

Treasury Chambers, 18th March 1815.

I HAVE it in command, from the Lords Commissioners of His Majesty's Treasury, to transmit to you the accompanying Copy of a Letter from the Secretary of the Admiralty, respecting the mode of selling Timber for the Navy; and I am to desire you will continue the experiment of shipping the Timber in the Royal Forests before it is felled.

I am, Gentlemen, your obedient Servant,
Commissioners of Woods, &c. C. Arbuthnot,

Appendix, No. 31. (I.)

No. 31. (I.)

SIR,

Admiralty Office, 15th March 1815.

HAVING laid before my Lords Commissioners of the Admiralty your Letter of the 12th instant, enclosing the Copy of one from the Commissioners of Woods and Forests, I have it in command to acquaint you, for the information of the Lords of His Majesty's Treasury, that my Lords are of opinion, the experiment of shipping the Navy Timber in the Royal Forests before it is felled should be continued, and that their Lordships have directed the Navy Board to repay to the Commissioners of Woods, &c. the additional Expense already incurred in the adoption of that method; and further, to cause Five Shillings a Load for all Timber to be shipped to be added to the price now payable for the same, agreeably with what has been proposed.

I am, Sir, your obedient Servant,
John Barron.

S. B. Lubington. Esq.
Sec. Sec.

W. HUSKISSON.
WM. DACRES ADAMS.
HENRY DAWKINS.

Office of Woods, &c. }
18th March 1815. }

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THE
THIRD REPORT
OF THE
COMMISSIONERS
OF
His Majesty's Woods, Forests, and Land Revenues;

IN OBEEDIENCE TO THE ACTS OF
34 GEORGE III. Cap. 75. AND 50 GEORGE III. Cap. 65.

Dated 18th June 1819.

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To the Right Honourable the Lords Spiritual and Temporal,
in Parliament assembled.

THE THIRD REPORT of the Commissioners of His Majesty's Woods, Forests, and Land Revenues; in Obedience to the Directions of an Act of Parliament, passed in the Thirty-fourth Year of His Majesty's Reign, intituled "An Act for the better Management
" of the Land Revenue of the Crown, and for the
" Sale of Fee Farm and other unimprovable Rents;" and of another Act, passed in the Fiftieth Year of His Majesty's Reign, intituled "An Act for uniting the
" Offices of Surveyor General of the Land Revenues
" of the Crown, and Surveyor General of His Majesty's
" Woods, Forests, Parks, and Chases."

THE Period being now arrived when, under the Directions contained in the above-recited Acts, it becomes necessary for us to submit to the King's most Excellent Majesty, and the two Houses of Parliament, a Statement of the Transactions which have taken place in the management of the Land Revenue of the Crown since our last Triennial Report, we proceed to fulfil the duty imposed upon us, according to the Plan which has been followed by the late Surveyor General of Crown Lands, and by ourselves, on former occasions.

PART I.

WE begin with a Statement of the Leases of Land Estates, and other Hereditaments, passed under the Seal of the Court of Exchequer since the Date of our last Report.

The particulars of these Leases are inserted in a Schedule in the Appendix, showing that the Annual Value of the Estates granted, amounts to £2,277, 18. 10^d. as certified by Surveys upon oath; and the clear Yearly Rents reserved, to £2,162. 2. 10. ;—and also showing that the Annual Value of the same
(176.) A 2 Estates,

DEPARTMENT
OF LAND
REVENUE.

Land Estates:
New Leases
granted
Appendix, No. I.

Estates, by the last preceding Surveys, or other Accounts existing in this Office, was £947. 13. 8.; the Rents reserved in the last Leases, £234. 10. 1½. reduced, by Allowances for Land Tax, to about £187. 12. 0.; and the Fines paid for those Leases £4,490. 0. 0.

In addition to these Estates, of which the Leases have been renewed, three Leases have been granted of Property never before let; the particulars and conditions of which will also be found in the Appendix.

Houses:
New Leases
granted.
Appendix, No. 2.

The Schedule of Houses of which New Leases have been granted is next given. The Yearly Value, as estimated on oath, amounts to £4,088. 16. 2.; the clear Yearly Rent reserved, to £3,744. 8. 0½. and the Fines paid, to £13,586. 4. 2.;—the Yearly Value of the same Premises, by the last anterior Surveys, was £3,179. 6. 3.; the Rents reserved in former Leases amounted to £267. 14. 2. reduced, by Allowances for Land Tax, to about £218. 0. 0. and the Fines paid, to £1,518. 14. 8.

In that Schedule are also inserted the particulars of Ground occupied by Buildings which had not before been held on Lease. The Annual Value, under the Leases now granted, amounts to £262. 18. 0. and the fixed Net Ground Rents to £259. 16. 0.

Leases agreed for
under Treasury
Warrants.

Under the Authority of Warrants from the Lords Commissioners of the Treasury, Leases, of various Estates, in Land and in Houses, are now in progress, the particulars of which will be found in separate Schedules in the Appendix.

Land Estates.
Appendix, No. 3.

Of the Land Estates so circumstanced, the Yearly Value is £11,196. 8. 9½.; and the clear Yearly Rents to be reserved, £10,041. 14. 6.;—the Yearly Value, by the former Surveys, was £4,415. 7. 3.; the Rents reserved in the former Leases amounted to £1,675. 6. 6. reduced, by Allowances for Land Tax, to £1,563. 4. 6., and the Fines paid for those Leases produced £3,114. 8. 5.

Under this head are comprehended four Estates which had not been hitherto let on Lease; two of these Estates consist of Mines and Quarries, of which the Annual Value is not ascertainable; the Annual Value of the other two is £98. 11. 11., and the fixed Rents reserved amount to £95. 10. 0.

Houses.
Appendix, No. 4.

Of the House Estates about to be demised, the Yearly Value is £2,777. 15. 0.; the clear Yearly Rents to be reserved, £2,118. 10. 0., and the Fines to be paid, £6,828. 11. 0.—The Yearly Value of the same Premises, by anterior Surveys, was £1,311. 16. 3.; the Rents reserved in the former Leases, £294. 10. 10., reduced by Land Tax to about £259. 18. 10.; and the Fines paid amounted to £1,130. 16. 2.

The Estates of this description, which have now for the first time been granted on Lease, are of the Annual Value of £149. 3. 6., and the Rents (which are Ground Rents) amount to £147. 7. 6.

Sale of Fee Farm
Rents.
Appendix, No. 5.

The Fee Farm and other unimprovable Rents, which have been sold since our last Report, are also specified in a Schedule in the Appendix. Those Rents amounted to £35. 4. 8. net, and the Purchase Money, £987. 7. 0. has been placed, according to the provisions of the Act 54 Geo. 3. cap. 70. in the Bank of England, to the Account called "The New Street Account," raised, under the said Act, for the purposes specified in the Act 53 Geo. 3. cap. 121. for making a New Street from Mary-le-bone Park to Charing Cross.

Sales

Sales have also been made, under the Acts 48 Geo. 3. cap. 73, and 54 Geo. 3. cap. 70, of Property, the particulars of which are given in the Appendix, specifying the present Annual Value, as certified on oath, at £632. 18. 10½, and the Consideration Money paid to be £14,417. 15. 0.; and also setting forth the Annual Value, according to former Surveys, to have been £411. 11. 7½; and the Rents which were reserved on the last Leases (where there had been Leases), to have been £992. 11. 10., reduced by Land Tax to about £178. 1. 10.

Sales in Perpetuity, under the Acts 48 and 54 Geo. 3. Appendix, No. 5.

The Proceeds of these Sales have been appropriated in the following manner:				Disposal of the Produce:	
		£	s.	d.	
To "The New Street Account," under the Act 54 Geo. 3. cap. 70.	- - - - -	13,157	15	—	New Street Account. Navy Timber Nursery Fund.
To the Account called "The Navy Timber Nursery Fund," under the same Act	- - - - -	1,260	—	—	
Total	- - - - -	£14,417	15	—	

The Act 56 Geo. 3. intituled, "An Act for ratifying the Purchase of the "Claremont Estate, and for settling the same as a Residence for Her Royal "Highness the Princess Charlotte Augusta, and His Serene Highness Leopold "George Frederick Prince of Cobourg of Saxe-Coburg;" authorized the Commissioners of the Treasury from time to time, as the Instalments of the purchase Money for the said Estate, amounting to £66,000, and the Interest thereon, should respectively become due, to sell so much of the Three per Cent. Consolidated Annuities, standing in the name of those Commissioners in the Books of the Governor and Company of the Bank of England, and herein-after mentioned, as would be sufficient to pay such Instalments and Interest. And that Act also authorized the Commissioners of His Majesty's Woods, Forests, and Land Revenues, to sell so much Property forming part of the Land Revenue belonging to the Crown, as would raise a Sum sufficient to purchase so much Stock in the Three per Cent. Bank Annuities, as should be equal to the whole amount of Stock which should have been sold for the payment of the said Instalments and Interest.

Claremont Act, 56 Geo. 3. c. 115.

Sec. 5.

Sec. 8.

And the Act further directs, that this Board in every Report which they shall make to the Legislature concerning the Land Revenue, so long as the power of Sale thereby given shall continue in force, shall certify what parts of the Land Revenue shall have been sold, and what Monies shall have been raised thereby, and how applied and disposed of; and when all the Monies required for the purposes of the Act shall have been raised, the Board is to certify the same, and the powers of Sale are to cease.

Under this Act only one Estate has hitherto been disposed of, namely, Wallwood House, and the Land, 39A. 1A. 36r. held with it, in the County of Essex; which Estate was sold to William Cotton, Esquire, by Contract dated 19th May 1817, for £3,000. This Estate had been previously vested in Mr. Cotton, by Assignment of the subsisting Crown Lease of it, which was granted 28th March 1814, to the Executors of the late Robert Williams, Esquire, for 99 Years and 171 Days, from 16th October 1800, at a yearly Ground Rent of £102. 10. 0. with a Covenant on the part of the Lessees to lay out £4,800 at the least, in building a new House upon the Premises.

Sale under that Act.

Commissioners of Woods, &c. Second Report, Appendix, No. 2.

The Consideration Money received for this Estate was laid out by us in the purchase of the Sum of £4,123. 1s. 3. Three per Cent. Reduced Bank Annuities, in the name of the Commissioners of His Majesty's Treasury, being a repayment to that amount of the Stock which had been sold for the purchase of the Claremont Estate.

Second Report,
Appendix, No. 3.

In our last Report, we showed that the whole amount of Three per Cent. Consolidated Annuities, which had from time to time been purchased in the name of the Commissioners of His Majesty's Treasury, with the produce of Sales of Property belonging to the Crown, was . . . £382,700 2 —

From which Sum the following Deductions are now to be made :

The Amount of Stock sold for the purpose of paying the whole consideration of the Claremont Estate, under the Act before mentioned, with all Interest thereon, to the 18th February last, when the Purchase was completed £96,609 14 4

The Sum transferred to the Commissioners for the Reduction of the National Debt, as the consideration for the Redemption of Land Tax on Estates belonging to the Crown, according to the Particulars given in the Schedule in the Appendix 100,481 17 1

The Amount transferred to the Commissioners for executing the New Street Act, 53 Geo. 3. cap. 121, as stated in our last Report 41,476 5 4

Appendix, No. 3.

Three per Cent.
Consols, in the
Name of the Com-
missioners of the
Treasury.

Leaving a Capital of

238,567 16 9

£144,198 5 3

The whole of the Stock in the Three per Cent. Reduced Annuities, standing in the name of the Lords Commissioners of the Treasury, amounting to £36,347 19 4, having been transferred to the Commissioners for executing the New Street Act, prior to the date of our last Report, as stated in that Report; the only Purchase which has been since made by us in this Stock, in the name of their Lordships, is the Sum above mentioned of £4,123. 1s. 3. received from Mr. Cotton; of which Sum there has since been transferred to the Commissioners for the Reduction of the National Debt, in consideration of the Redemption of Land Tax, charged on Property belonging to the Crown, according to the Particulars stated in a Schedule in the Appendix, £1,941. 19s. 3. leaving £2,181. 15s. 0. applicable to further redemption of Land Tax.

Land Tax re-
deemed.

Appendix, No. 5.

Three per Cent.
Reduced Stock in
the Name of the
Commissioners of
the Treasury.

This last-mentioned Sum, together with the Sum of £144,198. 5s. 3. the amount of Capital still unappropriated in the Three per Cent. Consolidated Annuities, forms the aggregate amount of Stock now standing in the name of the Commissioners of His Majesty's Treasury, for the Purpose of redeeming the Land Tax, charged on Property belonging to the Crown; but the Dividends arising from this Fund, until it can be so applied, are by the said Act

of 34 Geo. 3. cap. 70, reserved for the purposes of the New Street Act, except such Sums as shall be paid thereout in pursuance of any Treasury Warrant.

A Grant has been made in perpetuity, under the Act 52 Geo. 3. cap. 161, by Treasury Warrant dated 11th June 1817, to George Lord Kenyon and the Rev. Whitehall Whitehall Davis, Clerk, of His Majesty's Interest in so much of Threswood Common in the County of Flint as relates to the Site of a Chapel erected thereupon, wherein the Liturgy and Rites of the United Church of England and Ireland are to be used and observed, and of a Dwelling-house intended to be erected for the use of the Minister of the said Chapel, together with a Chapel-yard, or Glebe thereto, or for curtilages, accesses, or any other conveniences or accommodations to the same, not exceeding in the whole five Acres.

Grants of Sites
for Churches or
Chapels, &c.

Under the authority of the same Act, three other Grants in perpetuity have been made, to the Lord Bishop of Gloucester, Lord Calthorpe, the Right Honourable Nicholas Vansittart, and others, of three parcels of the Waste of Dean Forest, not exceeding five Acres in each Grant.

One of these parcels of Land has been annexed to a Church, and another is held with a Chapel, already built in that Forest, the growing population of which was heretofore destitute of any Place of Worship, the whole Forest being extra-parochial.

It is proposed to build another Church on the Site conveyed by the third Grant, as soon as the necessary funds shall be provided for the Erection and Endowment of the same.

The Act of 57 Geo. 3d, cap. 97, authorizes this Board, with the consent of the Treasury, to purchase on behalf of His Majesty, any Estates which can be procured on fair and reasonable Terms, lying contiguous to any Royal Forest, or to any extensive Property already forming part of the possessions of the Crown; and all Estates to be so purchased are to become part of the Land Revenues of the Crown. And the Act further authorizes this Board, with the approbation of the Treasury, to sell any parts of the Possessions, or Land Revenues, of the Crown, within the ordering and survey of the Exchequer, which shall in their judgment be desirable to be sold, for the best prices procurable for the same; and directs, that the Monies arising from such Sales shall be paid into the Bank of England, to the Account before mentioned, called "The Woods and Forests Fund;" and that such Monies shall be applied, by Order of this Board, in payment of the Purchase Monies for any Estates so to be purchased, and all Interest thereon, and of all expenses incident to such Purchases, or Sales, and in discharge of any Incumbrances, or Charges, affecting any of the Estates, or Possessions, of His Majesty, within the survey of the Exchequer, and to no other use or purpose whatsoever.

Act for the purchase of Estates contiguous to any Royal Forest, &c. 57 Geo. 3. cap. 97.

And this Act also directs this Board, in every Report to be made to the Legislature concerning the Land Revenue, so long as the said power of Purchase and Sale thereby given shall continue in force, to certify what Estates have been purchased, and the amount of Purchase Money paid; and also what parts of the Land Revenues have been sold, and what monies have been raised thereby, and in what manner applied and disposed of.

Of

Appendix, No. 7.

Of the Estates sold under the authority given by the said Act, a Schedule is inserted in the Appendix. The Annual Value thereof was estimated at £4,029. 7. 5, and the Purchase Money received for the same amounted to £101,945. 6. 3, —which Purchase Money has been carried to the Account called "The Woods and Forests Fund," at the Bank of England. The Annual Value by former Surveys was £1,292. 10. 2, and the Rents reserved £223. 17. 8, reduced by Allowances for Land Tax to £467. 17. 3, and the Fines paid for the last Leases of the Estates, which had been in Lease, were £9,587. 18. 6.

Woods and Forests Fund.

Payments for purchase of Land, Navy Terrace.

The payments made to the Fund for the purchase of Lands, or Rights to or over Lands, fit and proper for the Growth and Cultivation of Timber for upholding the Royal Navy, according to the Statement in our last Report, amounted to

£ 25,255 9 —

page 5, *supra*.

To which are now to be added, a part of the produce of

Sales under the Acts 48 and 54 Geo. 3. 1,260 — —

The produce of Sales under the Act 57 Geo. 3. 101,945 6 3

 Total £ 103,260 15 3

Payments for the purposes of the New Street Act.

And the payments to the Fund for the purposes of the Act 33 Geo. 3. for making a New Street from Mary-le-bone Park to Charing Cross, were, in money

£ 87,321 2 3

page 4, *supra*.

To which are now to be added the produce of Sales of

Fee Farm Rents, 987 7 —

page 5, *supra*.

The other part of the produce of Sales under the Acts

48 and 54 Geo. 3. 13,157 15 —

 Total £ 101,466 4 3

ABSTRACT.

ABSTRACT.

Actual Value, per Survey on Duty.	Actual Rents for new Leases and Dividends of Stock purchased with the produce of Sales of Land Revenue.	Fine for new Leases.		Actual Values, per former Survey, &c.	Actual Rents reverted to late Leases, deducting Allowance for Land Tax.	Fine for late Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
70,418 5 10	74,848 3 0½	91,460 0 0	{ Improvements, respecting which all Pro- ceedings in the Land Revenue Depart- ment had been completed, according to our former Report.	44,240 0 4½	5,498 08 08	79,613 4 08
1,237 18 10½	5,116 1 10	" " "		342 13 8	187 12 0	44,900 0 0
" 3 0	3 3 0	" " "		—	—	—
1,081 16 4	1,244 9 0½	11,185 4 3		1,179 4 3	08 4 4	1,288 14 3
26 18 0	139 16 0	" " "		—	—	—
104,371 3 8	81,069 13 11	105,639 4 4	{ Improvements, respecting which all Pro- ceedings in the Land Revenue Depart- ment have been completed.	47,467 0 3½	8,592 14 0½	83,611 18 3½
11,396 8 90	10,041 14 6	" " "		4,403 7 3	1,161 4 4	8,114 8 3
38 11 11	31 10 0	" " "		—	—	—
1,277 12 0	1,216 00 0	4,461 18 0		1,211 06 3	139 18 00	1,150 18 4
149 3 6	143 7 6	" " "		—	—	—
106,191 4 10½	94,430 13 11	116,879 12 8	" " " " "	58,794 3 11½	7,992 12 8½	94,855 4 10½
			{ Defect, £ 1,394 3 8 Dividends of Stock transferred for the Land Tax returned (Appendix, No. B.) 1,174 9 0 Dividends of Stock appropriated to the purpose of the New Survey Act, 21 Geo. 3. cap. 146. 1,490 8 8			
	10,731 3 4	" " "				
	82,699 8 3	" " "				
116,294 3 2½	7,611 17 3½	94,847 0 10½	Defect also the Trade of the opposite Columns.			
61,998 18 10½	12,875 16 00½	85,818 18 3½	{ Total of INCREASE, in Annual Value, Rents, and Dividends, and in Fines, exclusive of the Profit arising from Sales of Mines, and from other Property of uncertain Produce.			

This Abstract shows, that the actual Augmentation of Land Revenue which has arisen from the part of the Property of the Crown let or disposed of, under the new system of management, is, in Rents and Dividends £75,787. 16. 10½ per annum, and in Fines £16,812. 12. 3½, besides what may have arisen from Mineral and other Property of uncertain produce.

The improvements stated in our last Report to have been projected in Whitehall Place are still in progress. The two Houses which were then building, together with a third adjoining to them, have been completed, and a space of Ground has been cleared sufficient for the erection of more Houses towards the river on the North side.

Improvements at
Whitehall Place.

The Leases formerly granted by the Crown of a part of the Land contiguous to the River, are likely for some time to oppose an obstacle to the entire completion of the ultimate design of this improvement ;—that of terminating Whitehall Place by a suitable Terrace, and opening the View of the River, as well as of those grand Monuments of Art, the Waterloo Bridge, and Saint Paul's Church, not only to the Occupiers of the New Buildings, but to all persons passing between Charing Cross and the Horse Guards, in a line nearly facing the Admiralty. Although this part of the Plan must, for the present, be postponed, we hope to be enabled very shortly to remove some of the inferior Buildings near the Water side, and to erect a low Wall across that end of Whitehall Place, as well for the purpose of concealing whatever may remain unsightly in the Wharfs behind it, as of turning the Road for the Coal Waggons, and other heavy Carriages, which now pass through Whitehall Place, to a more convenient passage through Scotland Yard; the Archway from which to the Street of Whitehall has been sufficiently enlarged and heightened to admit them through it.

We have likewise been employed in negotiating with the Occupiers of the Houses on the South side of Whitehall Place, for the Removal of those Houses, in order to increase the Width of the Street to 60 feet, and to make that side of it, as to its elevation, uniform with the other. From the progress made in this negotiation, we have every reason to expect that in the course of the present Year, we shall be enabled to obtain possession of a great part of those Houses; and the offers which we have already received from respectable Builders, leave us no doubt that they will be ready to take the Ground upon which the present old Buildings stand, and to erect upon the site of them, as soon as they can be removed, Houses of the First Class, paying Rent at the same rate per foot at the least as we have procured for that portion of the Ground which has been already let on the North side of the Street.

Connected with this Improvement, it may be right to mention, that we have made arrangements for the removal of a number of unsubstantial Buildings in Scotland Yard, standing within the precincts of the Ancient Palace of Whitehall, the Occupiers of some of which, or their Predecessors, having held possession of them by virtue of certain Offices in the Royal Household, or by sufferance, for a long series of years, without the payment of any Rent, had begun to consider those Buildings as their Freehold Property; and we have found a difficulty in some instances in recovering them for the Crown. That object however being now accomplished, we propose to appropriate a part of the Ground on which they stand, to the building of Stables, which are much wanted in the neighbourhood of Whitehall; and another part will be thrown open for the purpose of enlarging the new passage for the heavy Waggons from the Wharfs.

Newmarket Palace.

In obedience to the commands of His Royal Highness the Prince Regent, that measures should be taken for the disposal of the Palace at Newmarket, and in pursuance of the powers vested in us by the Act of 57 Geo. 3. cap. 97, we have divided the Buildings and Ground belonging to that Palace, into Six Lots, four of which have been sold, at prices approved of by the Lords Commissioners of the Treasury, and the two remaining Lots are agreed for, so that no further delay is likely to take place in carrying into effect His Royal Highness's pleasure for

for discontinuing the expense incurred in upholding that Palace; and the proceeds of the Sale will be appropriated in the manner directed by the said Act.

THE New Light Houses at Harwich, which, as stated in our last Report, Major General Rebow had undertaken to erect, upon a renewal of his Lease for 31 years, have been completed in a substantial manner, and according to a Plan satisfactory to the Trinity House.

Harwich Light Houses.

By this arrangement, the advantages which we expected from our agreement with General Rebow have been attained; on the one hand, the very brilliant and improved Lights, which are now exhibited, cannot fail, we are assured, to contribute to the Security of Navigation on that part of the Coast; whilst on the other, the Revenue of the Crown is improved by the terms of the Lease, under which these Light Houses have been erected.

In our last Report, we mentioned two instances of Tenants having declined to renew their Crown Leases on the Terms proposed to them, in consequence of the depreciation which had at that time taken place in Landed Property, and that we had been unsuccessful in our endeavours to let advantageously to other persons the Property comprised in those Leases.

Estate of which renewal Leases had been declined.

That Property has since been disposed of. It consists of the Manor and Estate of Hampton in Arden in the County of Warwick, and of two farms in Braydon Forest in the County of Wilts; of the Hampton in Arden Estate, a Lease has been agreed to be granted to Lord Calthorpe, on the terms stated in a Treasury Warrant, of which the particulars are given in a Schedule in the Appendix; and the Braydon Forest Farms have been sold, by Public Auction, for the prices inserted in another Schedule in the Appendix.

Appendix, No. 3.
Appendix, No. 8.

We also mentioned in our last Report the proceedings by which we had established the Crown's Right to the Extra-parochial Tithes of Bedford Level, and that in consequence of those proceedings, we had obtained for the Crown, in Peterborough Fen, in lieu of a part of the Tithes of that Fen, two Allotments of Land containing about 215 acres of the estimated annual value of £483. 17. 7.

Extra-parochial Tithes in Bedford Level.

Since that period, in further satisfaction of the Right to the said Tithes in respect of Peterborough Fen, other Allotments therein have been set out for the Crown, making the whole quantity so set out about 483 Acres, which, when the requisite Farm Buildings shall be erected, and the drainage completed, will, according to the estimate of an experienced Surveyor, be of the annual value of about £660.

By the Act of Parliament for dividing and inclosing the Lands contained in that Fen, it was provided, that in the event of the Proprietors of Estates, who possessed Rights of Common in the said Fen, being enabled to establish their Title to exemption from Tithes over any Land to be awarded to them in severalty, in compensation for such Rights, an Allotment should, in that case, be made before the Remainder of the said Fen should be so divided in severalty among the respective Proprietors, of a site for the erection of a Church, and of a suf-

a sufficient quantity of Land, of the annual Value of $\text{£} 250$, to endow the same; but the Right of the Crown to the Tithes in question having been established, we should be disposed to recommend, in the event of its being found necessary to erect a Church in the said Fen, that the site for the building, and the land requisite for the endowment of the same, to the amount above mentioned, should be granted out of the Estate allotted to the Crown in lieu of those Tithes, although the Act contains no provision imposing upon the Crown the obligation of contributing at all to any such purpose.

Measures have been taken by us for the collection of Tithes accruing to the Crown from other Estates in the Bedford Level. For the recovery of these dues from one Estate of great extent a suit is now pending in the Court of Exchequer. We have little doubt, that at no distant period, the Tithes of this Level may be made productive of considerable addition to the Land Revenue.

Inclosure Acts
passed,
Appendix, No. 2.

We also insert in the Appendix a List of Acts for inclosing Wastes and other purposes, by which the Interest of the Crown was affected, and which have passed subsequently to the date of our last Report.

New Plan of
Management of
Crown Lands,
Act 54 Geo. 3,
cap. 18.

For the establishment of the new System which we had recommended in our former Reports, for securing the proper management and due collection of the Rents of the Crown Estates, an Act has been passed, intitled, "An Act for better regulating the Offices of Receivers of Crown Rents."

By that Act we were authorized, with the consent of the Treasury, to appoint such and so many persons, being by profession Surveyors of Land, or Land Stewards, as we should think requisite to be Receivers of the Rents of the Crown's Estates within the ordering, government, and survey of the Court of Exchequer. The Act prescribes the duties of the Receivers, the periods for making up their Accounts, the Allowances to be granted to them, and the Securities to be required from them. It charges them with Interest on any Sums exceeding in the whole $\text{£} 500$, which they shall retain in hand, without giving notice to this Board within one calendar month after the Sums received shall exceed that Amount; and it empowers them to distrain for Rents in arrear. It also charges with Interest the Lessees and Tenants of any Estates or Possessions of the Crown, the annual Rent or Value whereof shall exceed the Sum of $\text{£} 100$, if such Rent or Value, or the mesne Profits arising from such Estates or Possessions shall not be paid within three calendar months after the same shall have become due, and those Lessees and Tenants shall have been applied to, either personally or by letter from the Receiver for payment thereof.

In pursuance of that Act, we submitted, in a Report to the Lords of the Treasury, for their consent and approbation, the names of the persons whom we proposed to appoint to be Receivers, the Counties to be comprised in their respective Receipts, the Allowances to be made to them, the Penalties to be inserted in their Bonds, and the Sureties which they had offered: and the Treasury having approved of those persons, and of the other particulars set forth, the appointments were made accordingly. One of the persons so appointed has since died, namely Mr. Armishaw, receiver for the County of Warwick, and we have, with the approbation of the Treasury, appointed Messrs. Driver

to

to be Receivers of the Land Revenue in that County, and also of the Revenue, consisting almost wholly of Fee Farm Rents, in the Counties of Leicester, Stafford, Hereford, Salop, and Gloucester. Copies of our Reports, and of the Treasury Letters of approbation, are given in the Appendix.

Appendix, No. 10.

By virtue of the Extents issued under the circumstances detailed in our last Report, against the Estates and Effects of Mr. White and Mr. Basiley, various Monies, amounting together to the net Sum of £19,584. 17. 10. after deducting Sheriff's Poundage and other charges, have been paid into our hands for the benefit of the Crown; and some farther payments may yet be expected, though, as we apprehend, to no considerable amount.

Extents against Mr. White and Mr. Basiley.

Mr. White, at the time when the Extent against him was taken out, was possessed of a great number of small Fee Farm Rents, of the annual amount together of £808. 13. 9., issuing out of Estates dispersed in different Counties in England and Wales. The expense attending a sale of those Rents, in the ordinary course of proceeding by Extent, would nearly exhaust the estimated produce. It therefore became expedient to make a different appropriation of them; in consequence we recommended that a Clause should be inserted in the Act of the 57 Geo. 3. cap. 97, whereby those Rents were vested in this Board, in trust, to be sold towards the payment of the debt due to the Crown from Mr. White. It may be some time before we shall be able to effect the Sale of the whole of these Rents, but estimating their Value at 25 years purchase, they may be expected ultimately to produce about £5,000.

Sec. 14.

Mr. Basiley, under the peculiarly hard circumstances of his case, made application to the Treasury by Memorial, praying that "no proceedings should take place against his Sureties; and that, in consequence of the total ruin in which he had been blamelessly involved, he might be deemed a suitable object of favour and bounty, and that relief might be afforded to him."

That Memorial having been referred to us, we stated in our Report thereon, that all that Mr. Basiley possessed of Monies, Money-securities, and Stock in the Public Funds, arising from his Receivership, had been seized into the hands of the Crown; that whatever might be obtainable from his private property either immediately, or in reversion, had been also secured for the Crown; that, with the Crown Claim pending over him, no one could be found to engage with him in any concern, so that he was precluded from acquiring a livelihood for himself, his wife, and large family of children; and that if the Bonds of his Sureties should be enforced, the greatest distress would be brought upon them, without their having any prospect of recovering any thing from the Principal. From these considerations, joined to the peculiar circumstances by which Mr. Basiley was involved in this misfortune, as detailed in our last Report, we were induced to recommend that he should be released from all further liability to the Crown for any debt due by Mr. White, and unsatisfied under the Extent. The Treasury concurred in this recommendation, and in consequence Mr. Basiley's final Account has been passed, and he has obtained his Quibus.—Copies of our Report and of the Treasury Letter are inserted in the Appendix.

Appendix, No. 11.

Mary-le-bone Park.

SINCE the date of our last Report, little progress has been made towards letting, for building, further portions of the Crown Estate of Mary-le-bone Park. We then stated that the building speculation of Mr. Charles Mayor, who had agreed to take two plots of Ground, being the Circus at the North end of Portland Place, and the continuation of Harley-street on the East side, at Rents, amounting together to £1,587. 18. 0. was unfortunately suspended, in consequence of the embarrassed state of his affairs;—that a Commission of Bankruptcy had been issued against him, and that we were then in Negotiation with his Assignees, who had made proposals to us for completing part of the Buildings which he had undertaken to erect. As we ascertained, in the progress of this Negotiation, that the Assignees would not agree to give any other Security for fulfilling their proposed engagements, than that of the Funds which the effects of Mr. Mayor might produce, and as it appeared to us that those Funds would be very inadequate to the purpose, it became our duty, instead of acceding to their proposal, to take legal measures for repossessing ourselves, on behalf of the Crown, of the Ground and unfinished Buildings of which no Leases had been granted. The necessary steps were resorted to for this Purpose; and we have since agreed with another Builder for letting to him one-fourth of the Circus, and the continuation of Harley-street, on the same terms which had been assented to by Mr. Mayor. Under this Agreement, Six of the Houses left unfinished by Mr. Mayor, have been covered in, and Four others are in progress. We have also proposals depending from two other Builders, for the opposite quarter of the Circus, which, if agreed to, will complete the letting of all that part of the Estate which lies to the South of the New Road.

Three of the Sites originally designed for Villas within the Park have been let (two of which are now occupied) on the following terms; viz. for one Acre, on which the House and Offices are built at 100 per annum, and for the further quantity agreed to be let, which in no instance exceeds two Acres more, at the rate of £80 per Acre per annum. And twelve Houses of the second rate or class of Building, have been erected on a plot of Ground agreed to be let to the late Mr. John Tasker, on the East side of the intended continuation of Portland-street, for rents calculated at the rate of 12s. per foot on the frontage towards the street.

The other parts of this Estate agreed to be let on lease, subsequently to the date of our last Report, consist of a Plot of Ground near the Basin of the Regent's Canal, intended for the Site of an Ophthalmia Hospital for the Army, at a Rent of £185 per annum; and three other Plots abutting on the South end and two sides of that Basin, which by the general Plan were designed for Wharfs and Warehouses, and of which the Canal Company signified their desire, by Memorial to the Lords of the Treasury, to become the Lessees, for the purpose of underletting the same to persons desirous of erecting such Wharfs and Warehouses thereon.

According to the Estimate which accompanied our first Triennial Report, of the Revenue expected to arise from Mary-le-bone Park, by laying it out in the manner therein proposed, the last-mentioned Plots, forming the Banks of the Canal Basin, were supposed to be of the yearly value of 10s. 6d. per foot, calculated on the frontage to the Canal. But as the realizing of this Rent necessarily depended in a great degree upon the completion of the Canal, and the extent of the traffic thereon, and as it was deemed likely to encourage and facilitate the letting for building of the adjoining parts of the Estate that such Wharfs and Warehouses should be ready for use as soon as the Canal could be opened,

opened, the Lords of the Treasury were pleased to sanction the granting of a Lease to the Canal Company of the Plots of Ground they had applied for, and which contained about four Acres, upon the following terms; viz.—That the Lease be granted for 51 years, at the rate of £10 per Acre per annum for the first 14 years; £15 per Acre per annum for the next seven years; ten shillings per foot measured on the Banks of the Canal, for the next 14 years; and for the remainder of the term twenty shillings per foot, on the like frontage; the Lessees agreeing to erect upon the Ground proper and substantial Buildings to be used as Wharfs and Warehouses, and to conform to the other usual Covenants for keeping them in Repair, and delivering them up in good condition at the end of their Lease.

A further application from the Canal Company to obtain a Lease of an additional portion of Ground, and of nearly the same extent, for the purpose of enlarging the Basin of the Canal, and for additional Wharfs and Warehouses, has been acceded to upon similar terms; some of the Wharfs have been formed, and are ready to be occupied as soon as the main line of the Canal shall be completed to its junction with the River Thames at Limehouse, and opened for trade, which, we are informed, is likely to take place in the course of the present year.

The Bridges over the Canal, which the Company were required to erect, being completed, convenient access is thereby afforded from the Public Road round the Northern Boundary, and from the Hampstead Road to the roads and drives in the Park, which are open to persons on Horseback, and in Carriages, under Regulations similar to those established for Hyde Park.

The Herbage of Mary-Jehene Park continues to be let for the Pasturage of Horses and Cattle in the Summer, and for that of Sheep in the Winter, and produces upon an average, about £7 per Acre. The Land occupied by the temporary plantations, is still used as Nursery Ground, at the annual rent of £6 per Acre, subject to the condition, of the whole or any part being resumed, if wanted, on three months notice.

The following is an Abstract of the whole Receipt and Expenditure on account of this Park, from October 1813, (the period to which the Account stated in our last Triennial Report was made up) to Christmas last.

ABSTRACT.

RECEIPT.

For Rent of Grass Land, Plantations, sale of Mangel Wurzell, and for Compensation for damage done to Land by the Regent's Canal Company	£	s.	d.
	-	7,577	0 1

EXPENDITURE.

For making Roads, Fences, Plantations, and Sewers, excavating Ground for Ornamental Water, building a Bridge over the same, and for Wages to Gatekeepers, Watchmen, and Labourers	£	s.	d.
	-	16,896	4 10

There

There still remain to be erected, Lodges for Gatekeepers, at the entrances into the Park from Baker-street, Harley-street, and the Bridge near Primrose Hill, and a Bridge is intended to be built over the ornamental Water, from the Road leading out of Baker-street to that round the Circus. When these Works, the expense of which may be estimated at £4,000, shall be completed, the future expenses of the Park will be confined to the ordinary repairs of the Roads and Fences, and to the payment of the necessary Gatekeepers and Workmen, to which the annual produce of the Herbage will be more than adequate.

Purchase of the
Rectory of Saint
Mary-le-bone,
57 Geo. 3. cap. 96.
59 Geo. 3. cap. 100.

THE perpetual Advowson of the Rectory of Saint Mary-le-bone, belonging to the Duke of Portland, having been advertised for Sale, it was thought expedient by His Majesty's Government, that a Negotiation should be opened with his Grace, for the purchase of it on the part of the Crown.

From the great extent of that Parish, and from its large and rapidly increasing population, compared with the very scanty and inadequate means of religious Worship afforded by the parish Church, even with the addition of the New Church lately erected, it had long been felt as a matter of great importance, that some effectual steps should be taken for supplying this deficiency. It was conceived, that the purchase of the Advowson by the Crown would remove many obstacles which might otherwise occur to impede the execution of the necessary measures for that purpose.

Act 58 Geo. 3.
cap. 48.

From the peculiar tenure of this Living, it is understood to be exempt from the jurisdiction of any Diocese, and to possess many other inconvenient privileges, which, had it become the property of Sectaries, might materially have interfered with the execution of whatever Plans the Commission now appointed for building and promoting the building of additional Churches may think most advisable, either for dividing the Parish, or for affording to its Inhabitants, in some other mode, the accommodation necessary for enabling them to perform their Religious Duties according to the Established Service of the Church of England.

After making every necessary inquiry into the circumstances of the Advowson, we concluded an Agreement with the Duke of Portland for its purchase at the price of £40,000, which we have every reason to believe is its fair value. In order to provide for the payment of that sum, without materially diminishing the Income of the Crown Estate, we offered to transfer to his Grace, by way of Exchange, at a fair Valuation, the Rights of the Crown over a Waste called The Hays of Birkland and Billugh, in the Forest of Sherwood, including the trees standing thereon, none of which are fit for naval purposes.

In making this proposal, we contemplated the probability that the Duke of Portland, and other Individuals having rights of Common over this Waste, would consent to its being inclosed and divided in Severalty, and that the Allotment to be made to the Crown in respect of its rights, (the Value of which in their present state is merely nominal) as well as the Timber upon such Allotment, might be a desirable acquisition to the Duke of Portland.

From local circumstances connected with this property, the Duke of Portland was induced readily to acquiesce in this addition to the Agreement for the purchase of the Advowson; it being understood at the time, that the whole transaction was to be subject to the ratification of Parliament.

Bills

Bills have since been submitted to the House of Commons, and passed into Laws, for sanctioning both parts of this Contract. The valuation and division in severalty of the Waste included in the Hays of Birkland and Billhagh, as directed by one of those Acts, are nearly completed, and we have reason to hope that the whole arrangement will be concluded in the course of a few months.

We have now to report our proceedings in carrying into Execution the Powers and Provisions of the Act of the 53d Geo. 3. cap. 121, "for making " a more convenient Communication from the Northern parts of the Metropolis " to Charing Cross;" and the progress which has been made in that work up to the present time.

The New Street.

By that Act, we were authorized to borrow, for the purposes thereof, a Sum not exceeding in the whole £600,000, and by a subsequent Act, the said Sum or any part thereof then remaining to be raised, was authorized to be borrowed and taken up upon the Credit of the Land Revenues of the Crown. Soon after the passing of this last-mentioned Act, a Contract was entered into with the Royal Exchange Assurance Company, as stated in our former Report, for a Loan of £300,000, on Interest at £5 per Cent. payable half yearly. In December 1816, upon finding it requisite to avail ourselves to the full extent of the power given by the before-mentioned Acts, we applied to the Governor and Directors of the said Company, to know whether it would be convenient for the Company to make a further Loan of the £300,000, remaining to be raised, upon the Security aforesaid, and were informed that the Company had made such an appropriation of their Funds, that they did not deem it expedient to add to the advances they had already made on Account of the New Street.

54 Geo. 3. cap. 70.

We then communicated with the Governor and Company of the Bank of England, in order to ascertain whether they would be inclined to advance the amount required; when, after considerable discussion, they signified their readiness to accommodate the Public Service. On a reference, however, of the proposed arrangement to their legal Advisers, they were of opinion, that the Bank were restrained from making such Loan on the security of the Act by which we were empowered to borrow; and His Majesty's Law Officers concurring in that opinion, a Bill was proposed to Parliament, and passed into a Law, by which any Person or Persons, or any Bodies Politic or Corporate, or Companies whatsoever, were empowered to lend any part of the Sum of £600,000 remaining to be raised on the Security and for the Purposes aforesaid, without prejudice to the security before given to the Royal Exchange Assurance Company, for the Sum previously raised. Soon after the passing of that Act, we concluded our arrangements with the Bank, and received from them the further Loan of £300,000, making up the whole of what we were authorized to borrow under the Acts before mentioned. From those Loans, and from other Funds applicable to the expenses of the New Street, we have received in the whole, on account of that Undertaking, the several Sums of which the following is an Abstract:

	£	s.	d.
Amount of Loans from the Royal Exchange Assurance Company and the Bank	600,000	0	0
Produce of Sales of certain Estates of the Crown, and of Fee Farm Rents	111,344	19	10
Fines on renewals of Crown Leases	16,839	4	8
Rents of the Estates of the Crown	140,900	11	8
Rents of Property in the line of the New Street	16,098	9	8
Dividends on 5 per Cent. Consols and Reduced Bank Annuities, and Interest on Purchase of Exchequer Bills	87,368	2	3
Produce of Sale of Stock transferred under the Act 54 Geo. 3. cap. 70	179,379	15	4
Produce of sale of Building Materials	3,821	8	0
	1,114,167	11	5

According to the Plan ultimately settled for forming the Street from Pall Mall to Portland-place, for continuing Charles-street and Jermyn-street to the Haymarket, for widening Jermyn-street at its communication with Saint James's-street, and for erecting a new Market in lieu of the old Saint James's Market, the whole number of Houses which it will be requisite either to take down, or so to alter as to make it necessary to obtain possession of them, is 785.

Of these, 430 belonged in Fee to the Crown, previously to the passing of the New Street Act, and 355 to other Proprietors.

Of the 430 which belonged to the Crown, 340 were held on Leases of different durations, and 90 by Persons who had continued to occupy them as Tenants at Will after the expiration of former Leases.

In addition to the Interests of the immediate Lessees under the Crown, and those of the Freeholders in the before-mentioned 785 Houses, we had to negotiate for the Purchase of the Interests of Lessees, Sub-lessees or Occupiers, in 380 of these Houses; and we have proceeded in those negotiations as follows:

1. The Leasehold Interests under the Crown in 302 Houses, have been purchased or agreed for, subject in some cases to Sub-leases; and 38 are still to be acquired.

2. Of the Freehold Interests of other Proprietors, those in 342 Houses have been purchased or agreed for, subject also to the subsisting Leases; and those in 13 Houses remain to be purchased.

3. The entire Interests of Lessees, Sub-lessees or Occupiers, in 438 of the Houses referred to under the 1st and 2d heads before mentioned, have been purchased or agreed for, and there are certain Interests still unbought up in 437 of those Houses; but the purchase of several of these Interests may be dispensed with, by postponing the intended Alterations until the expiration of the existing Leases.

THE 79th section of the New Street Act, authorized the formation of an entire new Sewer from the North end of Portland-place, under and along the line of that Street, and of the New Street, to the River Thames at Scotland-yard.

The New Sewer.

In our last Report we stated that Work to be then nearly completed, that we had reason to believe it had been well executed; and that the Estimate, amounting to £24,000, would not be exceeded.

On the completion of this New Sewer, it was proposed, as had been originally intended, to make use of it for relieving the King's Scholars Pond Sewer, and Hartshorn-lane Sewer, of a part of their drainage by means of a Collateral Cut, from King's Scholars Pond Sewer, along the lines of Brook-street and Hanover-street, into the New Sewer in Swallow-street, and by receiving the Hartshorn-lane Sewer at Cockspur-Street. We accordingly caused a Bill to be proposed to Parliament in the year 1816, for effecting these purposes, and for giving powers to make rates upon the Districts which would be benefited by such new drainage, in proportion to the extent to which they should make use of the same. But doubts having been expressed how far the New Sewer might be in its form, dimensions and mode of construction, capable of receiving the additional drainage proposed to be brought into it; and it having been also alleged that the Work was, in many parts, very imperfectly executed, we thought it right to postpone the proceedings towards extending the use of the New Sewer, until it could be ascertained by a careful inspection and examination, how far the doubts and allegations which had been brought forward concerning it, were well founded. We accordingly applied to Mr. Rennie, to undertake the enquiry and investigation necessary for this purpose; and Mr. Nash, who superintended the execution of the Sewer, being anxious to remove such of the imputations as might apply to him, had recourse to Mr. Telford to survey the whole line of the Sewer, and to report concerning the same; and the Contractors, on their part, had the Work inspected and reported upon by persons who had been employed in constructing similar Works.

From all the reports which we have received in consequence of these references, we are satisfied that very erroneous impressions have been entertained concerning the New Sewer, so far as regards its form, mode of construction, materials and workmanship; and although its dimensions do not appear to be such as to render it capable of receiving all the drainage proposed to be brought into it by Mr. Nash, yet it is the opinion of Mr. Rennie, as well as of Mr. Chapman, and Mr. Jessop, who assisted him in the Survey, and whose Reports, together with that of Mr. Telford, are inserted in the Appendix,—that it may be advantageously made use of to relieve the King's Scholars Pond Sewer of any proportion of its drainage North of Brook-street, by means of the proposed Collateral Cut, which would give an improved current to the drainage North of that Street. They have also given it as their opinion, after minute examination both of the King's Scholars Pond Sewer, and the New Sewer, that both together are not of a greater capacity than is necessary for the efficient drainage of the Western part of the Metropolis, heretofore drained by means of the King's Scholars Pond Sewer alone; and that the proposed line of the Collateral Cut, for connecting that Sewer with the New Sewer, from Brook-street through Hanover-street, is the best which could be adopted.

Appendix, No. 12.

It is therefore our intention to renew our application to Parliament in the next Session, for making this proposed communication from the King's Scholars Pond

Pond Sewer in Brook-street, along that Street, and through Hanover-square and Hanover-street, into the Regent's Park Sewer in Swallow street, without interfering with the Hartshorn-lane Sewer, which, on the suggestion of Mr. Rennie, has been returned to its former course.

The expense of making this communication, according to an Estimate with which we have been furnished, would be £8,000; and that of the Sewer already formed, including all changes of superintendence, has amounted to £54,888. 17. 2.

If Parliament shall think fit to sanction this measure, and to grant the necessary powers (in addition to those which already exist) for rating the Property proposed to be drained by means of the intended collateral Sewer, and the Regent's Park Sewer, the annual Sum which it would be necessary to raise in order to afford a fair return on the Capital expended in forming the Sewer, and for keeping it in repair, would not exceed £5,500; and if a fair apportionment of this sum should be made over all the Property to be drained by these Sewers, the Rate to be paid on account of each House would be so inconsiderable as to afford no just ground for objecting to a measure, which, in the judgment of the able and experienced Engineers above named, will benefit the general Drainage of the Western parts of the Metropolis.

Paving.

54 Geo. 3. cap 128.

The same Bill which contained the before-mentioned Clauses with respect to the Sewer, contained also provisions for Paving, Lighting, and Watching the New Street.—That part of it which related to these objects, having passed into a Law, we have, under the authority thereof, agreed with the Commissioners of Pavement for the Parish of Saint James Westminster, for the purchase of the Materials of all the old Pavement on so much of the Line of the New Street as is within the bounds of that Parish, and the pavement of that part of the New Street is now placed under the jurisdiction of the Special Commissioners of Pavement appointed under the said Act. But with respect to the Parish of Saint Mary-le-bone, it was agreed between us and the Vestrymen of that Parish, and provided for by the said Act, that the Paving, Lighting, and Watching of the New Street, within the bounds of that Parish, should remain under the jurisdiction and control of the said Vestrymen, they undertaking to execute the same to the satisfaction of the Commissioners having the direction and management of the Paving, Lighting, and Watching of other parts of the New Street.

Indemnification
for Land Tax,
Poor Rates, &c.

The New Street Act provided, that whatever deficiency might arise, during the progress of the Work, in the Assessments for Land Tax, for the Relief of the Poor, and for Paving, Cleansing, and Lighting, should be made good to the several Parishes, but that the sums, so to be made good, should be refunded whenever the Houses to be built should be rated upon higher rentals than those upon which the Houses to be pulled down were previously rated.

Expenditure.

Under the several Heads—of Purchases of Freehold and Leasehold Property, including Compensations for the Good Will of Occupiers;—of the expense of forming the New Sewer;—of Paving, and of Indemnity to the Parishes for the loss of Poor and other Rates payable by the Commissioners during the progress of

of the Work, under the provisions of the *New Street Act*;—of Interest of Money borrowed;—of Architects and Surveyors Bills, Law Charges, Salaries, and other contingent Charges;—the Expenditure, up to the present time, has been as follows; viz.

	£	s.	d.
Purchases of Freehold and Leasehold Property, including Compensations for the Good Will of Occupiers, Rents of Leasehold Houses purchased, Interest on Purchase Monies, Gratuities to Tenants at Will, &c.	609,296	8	10
The expense of forming the new Sewer	54,888	17	2
Purchase of additional Ground Rents	6,730	16	0
The expense of Paving, and indemnity to the Parishes for the loss of Poor and other Rates	18,969	16	9
Interest of Monies borrowed	73,132	6	6
Architects, Surveyors, and Solicitors' Bills, Salaries, Office Rent and Incidents, Treasury, Parliamentary and Auditor's Fees, Insurances against loss by Fire, and Allowances to Persons keeping charge of untenanted Houses, &c.	36,661	4	11
	£	990,690	10 2

The return for this heavy Expenditure has hitherto been inconsiderable, as, in letting Ground for New Buildings, it is, we believe, an invariable practice to allow one, two or more years at a pepper corn rent, in proportion to the extent of the undertaking. We have, however, made considerable progress in letting the Ground for New Buildings; and from the enquiries or applications made, in the course of the last year, by persons desirous of taking other Ground, we have reason to believe that the whole Line will be let for building, whenever we shall have so far completed our negotiations with the present Occupiers, as to give the intended New Lessors unincumbered possession. The Sites actually let are those forming the whole Line of the Street from Pall Mall to Vigo-lane, and thence on the East side of the New Street as far as Chapel-court, the continuation of Charles-street and of Jernyn-street into the Haymarket, the site of a new Market, and of several Plots of Ground in Market-lane and the Haymarket, the Ground forming the Circus in Oxford-street extending South to Princes-street and North about 29 feet, and part of the Ground in Langham-place.

The Rents agreed to be given are, at the rates of three and four Guineas per foot for the Ground forming the Quadrangle opposite Carlton House, called Waterloo-place, according to its depth; two Guineas per foot for that in continuation of Charles-street and Jernyn-street into the Haymarket; half a Guinea per foot for the Ground in Market-lane; and a gross sum of £647 for the new Market and the Ground in the Haymarket from Jernyn-street, South for about one hundred and forty feet; three Guineas per foot for that from Charles-street to the North side of Piccadilly, including the Circus, and a considerable Building erecting for the County Fire Office; two Guineas and a half per foot for that forming the Quadrant from the North of the said last-mentioned Circus to the junction of Swallow-street and Vigo-lane; three pounds four shillings per foot for that from Vigo-lane on the East side of the New

(176.)

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Street,

Street, and extending North to Chapel-court; and one pound eleven shillings per foot for the frontage towards Warwick-street and Beak-street; three Guineas per foot for the Ground forming the Circus in Oxford-street; two Guineas and a half per foot for a Plot of Ground extending North from that Circus to Castle Street, Cavendish-square; and two Guineas per foot for the Ground in Langham-place.

In some of these lettings the rents exacted what were calculated upon, on the original formation of the Plan, and in none of them do they fall short of those then estimated. In some instances, where parties have taken large Plots of Ground, and have applied for permission, after the erection of the buildings, to lay additional Ground Rents thereon, not exceeding in any case One Guinea per foot, we have agreed to buy up such additional Ground Rents, on behalf of the Crown, at sixteen years purchase, being at the rate of $6\frac{1}{2}$ per cent. Interest for the purchase money for the period of the Leases, which in all such cases have been for 99 years. In some instances, in which parties have desired to purchase, according to a Valuation, the old Materials upon the Sites which they have agreed for, and to pay for such materials by additional rents, calculated at the rate of five per cent. on the Value thereof, we have agreed to that mode of disposing of such old Materials.

In all cases we have stipulated, that the Land Tax charged upon the property in the line of the Street should be redeemed, the new Lessees agreeing to pay an additional rent, equivalent to the dividends of the Stock transferred by us for such redemption.

The only Improvements which are so far completed as to give the Public the benefit of the convenience connected with them, are those adjoining the Opera House, and the continuation of Charles-street and Jermyn-street into the Haymarket.

The whole of the Street between Piccadilly and Pall Mall will, however, be opened in the course of the present Summer, and the further Improvement which will arise from the widening of Jermyn-street, at the West end, we hope will be completed before the end of the year. With a view to that object, we have already purchased the Interest of the Crown Lessee in the whole of the property which will be affected by the proposed improvement, and have also made arrangements with the occupiers for obtaining possession of their houses, under the powers given us by the 19th section of the New Street Act.

For the purpose of the alterations in the neighbourhood of Charles-street, it became necessary that we should purchase the Interest of the Earl of Galloway in a house then occupied by his Lordship in that Street, which though not required to be taken down, would be deprived of the Stable Yard and Office Buildings connected therewith, in order to make way for the Buildings fronting the New Street. In this state of the Property we took measures for disposing of the Dwelling-house, either by letting it on Lease, or by the Sale of the Fee, and ultimately agreed, with the approbation of the Lords of the Treasury, and under the authority of the 24th section of the New Street Act, to convey the same in Fee to Pascoe Grenfell, Esq. for the sum of Eleven thousand pounds, subject to a Condition of our providing a Site for Stable Offices on the Crown Land, as near to the House as could conveniently be found, and conveying the same to Mr. Grenfell in fee, at a price to be settled by two persons mutually to be named, or an Umpire in case such two persons should disagree.

The

The only other instance in which we have hitherto exercised the powers of the said Section, in absolutely disposing of the Fee of any Property not wanted for the New Street, has been in agreeing to sell to the Earl of St. German's, a Site for Stable Buildings, on which we have also erected Stables and Coach Houses of equal extent, and containing equal accommodation with the Freehold Stables immediately adjoining his Lordship's House in St. James's-square, which were required for the Purposes of the Act.

From what we have stated as to the progress made, and the expenses incurred, up to the present time, there can be no doubt that the ultimate cost will greatly exceed the originally estimated expense of the Undertaking. That excess is principally to be ascribed to the compensations which have been awarded for the Good Will of trade, and for the loss on furniture and fixtures, and the inconvenience created by the removal from private Dwelling-houses. These compensations, whether settled by a reference to arbitration, or by the decisions of Juries, have, in all cases, considerably exceeded the previous estimates of our Architect.

The difficulty of ascertaining by previous estimate the Amount of what might be awarded for Claims of this nature, was stated by Mr. Nash in the Report which accompanied the Plans and Estimates submitted to Parliament, in the following Words :

" Good Will, which, if it has any precise meaning, must be the value of
 " established Trade, is of such a fleeting and fluctuating nature, so unsteady in
 " locality;—in this street to-day, in another to-morrow, as fashions and
 " caprice direct; often depending on personal conduct, and ability in Indi-
 " viduals, lasting no longer than they last; frequently on Capital employed;
 " and always, in some degree, influenced by National prosperity; that no
 " Valuation however well considered can be applicable beyond the present
 " day. Good Will, therefore, makes no part of these Estimates; but a
 " Schedule* is annexed of what the probable Good Will would be, were it
 " demanded by every Tradesman or Shopkeeper having any permanent
 " Interest in the premises. And though this has been considered in detail,
 " and formed by comparison with the several instances where Good Will
 " actually paid could be ascertained, yet no reliance can be placed upon it as
 " an accurate Estimate."

* The Amount of
 the Schedule,
 which is included
 in the Estimate, is
 £143,770.

In the purchase of Freehold or Leasehold Property, not in the occupation of the immediate Owner, we have in general had reason to be satisfied with the correctness of Mr. Nash's Estimates. The accuracy of his calculations, in determining the expense of forming the new Sewer, and also of the paving of the Regent's Street, have been fully borne out by the prices at which those Works have been contracted for respectively.

The greatest part of the Purchases have been effected by private treaty, or by reference to arbitration; only nineteen instances having occurred out of all the negotiations in which we have been engaged, wherein it has been necessary to have recourse to the decisions of Juries; and in five of those instances verdicts were taken by consent, for Sums agreed to by the parties upon further negotiation in the interval between the issuing of the precepts for summoning a Jury, and their being actually impanelled.

That

Continuation of
Pall Mall to Saint
Martin's Church.

That part of the Improvement authorized by the New Street Act, which relates to the intended continuation of Pall Mall, eastwards to Saint Martin's-lane, is not yet commenced.

Nearly the whole of the Property which will be affected by that improvement belongs in fee to the Crown, but the greatest part of it, comprising all the Houses on the east side of the Haymarket, from the Theatre, southward to Cockspur-street, and also those on the North side of that Street, and in Suffolk-street, and Whitcomb-street, being held on Lease which will expire at Michaelmas next, we have thought it right to postpone taking any steps for proceeding with the intended Improvements till after that period, when the Property in question will revert to the Crown, unincumbered by any claims for the interests, or good will, of Lessors, Sub-lessors or Occupiers.

In the mean time we have given directions to our Architect to prepare such an Estimate of the Value of the said Property to be relet in its present form, compared with the rental which would arise from the projected improvement, as may enable us to submit to the Lords of the Treasury our opinion concerning the extent to which the Land Revenue of the Crown on the one hand, and the public convenience and ornament of the Metropolis on the other, would be relatively affected by laying out this Property in the manner authorized by the New Street Act, or by reletting it on repairing Leases.

Crown Lands
appropriated, and
Estates purchased,
for the growth of
Navy Timber.

Surveyor-General's
Fourth Report ;
and this Board's
First and Second
Reports.

THE Schedule of Land Estates (Appendix, No. 3.) of which Leases are directed to be granted by Treasury Warrants, comprises, as we have before stated, the Manor and Estate of Hampton in Arden in the County of Warwick. A part of that Estate consisting of Woodlands and some adjoining Lands well adapted to the growth of Timber, containing together 163a. 1n. 10r. In further prosecution of the Plan which was sanctioned in 1805, and which, as opportunities occurred, has been carried into effect, as stated in the preceding Reports to Parliament, for the application of all Lands of the nature above-mentioned, belonging to the Crown, to the formation of Plantations for Navy Timber,—this part of the Estate in question has been reserved and put under the management of this board, in the department of Woods and Forests. And among the Estates for which treaties for new Leases are now pending, are the Eckington Estate, in the County of Derby, and an Estate in the New Forest, called Cox Lease and Pond Head Farm. Of the Eckington Estate 215a. 2n. 23r. consisting of Woods, with 21a. 3n. 20r. of adjoining Land, together 238a. 2n. 3r. have been reserved for Plantations of Navy Timber ; and when the present Lease of Cox Lease and Pond Head Farm shall expire in 1821, about 49½ acres which are now comprised in the existing Lease of that Property, will be appropriated to the same Purpose.

In the Schedule which formed the Fourth Number of the Appendix to our last Report to Parliament, and which contained the particulars of Land Estates, directed by Treasury Warrants, to be granted on Lease, there was comprized an Estate in the County of Durham, consisting of divers parcels of Land, in the Manor of Chopwell. This Estate contained in the whole 896a. 2n. 24r. whereof three farms, together 421a. 0n. 12r. were authorized to be granted to Sir Henry Vane Tempest, Bartonet, since deceased, for a term

of

of 30 Years and 143 days, from 30th March 1812, at a net Annual Rent of £661. 19. The remainder of the Estate, 473a. 2a. 12r. consisting of Woodlands and Lands adjoining, fit for the Growth of Timber, was reserved for Plantations; and that part which was agreed to be granted on Lease, is now about to be resumed, and planted; the Representatives of Sir Henry Vane Tempest having, very recently, by Memorial to the Lords of the Treasury, prayed that they might be at liberty to surrender the Agreement, and that the Lands might be taken possession of by or on the part of the Crown.

Having referred that Memorial to the Land Surveyor employed by us, for the County of Durham, he has reported, that, in his opinion, these Lands are of more value for growing Timber, than for any other purpose to which they could be appropriated; that the part of the country in which they lie is particularly favourable to the Growth of Timber, as he had had an opportunity of seeing in the adjoining Grounds lately planted under our directions, which he considered to be the most flourishing Plantations of the same age in the North of England; and that he was clearly of opinion that it would be very advisable to comply with the request of the Memorialists, and to take the whole Estate into possession for planting. The Lords of the Treasury, on our Report to them of these circumstances, were pleased to authorize us to release the Memorialists from the Agreement entered into by Sir Henry Vane Tempest, to take possession of the Lands which were the subject of it, and to appropriate the same in future to the Growth of Navy Timber.

A further extensive and valuable addition to the Nurseries of Navy Timber, has been acquired since the date of our last Report, by the purchase from Lord Viscount Gage, of the finely wooded Estate called High Meadow, in the County of Gloucester, immediately adjoining to the Forest of Dean, and lying between that Forest and the River Wye. It was stated in that Report, that for reasons therein mentioned, it appeared to us to be desirable, that any future Purchases to be made by the Crown, of Woodlands, or Lands adapted for the Growth of Timber, should be limited to Lands lying near, or adjoining to the Royal Forests, or to other Plantations of Timber already belonging to the Crown, and that the Funds necessary for making such Purchases, should be provided by the Sale of the most detached and least productive of the present possessions of the Crown.

Purchase of High Meadow.

Page 23, 2d Report.

Soon after the date of that Report, our attention was particularly called to this Estate, as one completely uniting all the objects which appeared to us most desirable; and our first care was to ascertain whether there was a prospect of the purchase being attainable on fair and reasonable terms.

After some communication with Lord Gage, we came so far to a satisfactory understanding on this point, as to feel ourselves authorized, with his Lordship's consent, and as a preliminary to our entering into any further negotiation, to have the whole Estate surveyed, and a Report made to us, of the extent and state of the existing Oak Woods and Plantations, and the general quality and fitness of the Land for further plantations.

Having employed Mr. Robert Harvey, who is Agent to Lord Baget, and several other Proprietors of large Timber Estates in Staffordshire, Shropshire, and Wales, to make this inspection, and to report the result, he stated to us, that, " If the present Woods, containing 2,229 Acres, had been under proper " care and management, they would have contained the finest, and most valuable

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" stock

" stock of Oak Timber that could be produced on the same space of Ground ;
 " that, if now preserved, they would very soon be stocked with a succession of
 " trees of the first quality ; that the trees which had been properly preserved,
 " were of the most thriving description ; and that the whole property was pecu-
 " liarly calculated for furnishing a constant succession of the best Navy Timber,
 " from the time that the oldest of the present trees (many of which are now of
 " from 60 to 80 years growth) shall have arrived at maturity."

After receiving this Report, which was confirmed on our personal view of these Woods, it was agreed between Lord Gage and us, that we should purchase the Estate at a fair valuation by two competent Surveyors, one to be chosen on each side, with the usual powers to the two persons so to be selected, to name a third as Umpire, upon any point respecting which they might differ. Under this Agreement, Mr. Harvey was appointed by us, on behalf of the Public, to meet the Surveyor acting for Lord Gage.

The whole Property containing 4,337 $\frac{1}{2}$ Os. 15 $\frac{1}{2}$. and including all the Timber and Underwood, and also certain Forges, Mills, Lime Kilns, and Iron and Tin Works, was valued by the referees and umpire at £135,823. 3. 2. of which the Timber alone amounted to £61,628. 4. 0. Articles of Agreement, for the purchase at that price, were signed by Lord Gage and us, on the 15th May 1817, and it was stipulated that the Purchase Money should be paid by five equal yearly Instalments, together with Interest at $\frac{4}{5}$ per cent. on so much as should remain unpaid, until the whole should be discharged.

This Agreement was ratified and confirmed by the Act of 37 Geo. 3. cap. 97. under which Sales have been made towards raising the said Purchase Money, of parts of the possessions of the Crown, within the Survey of the Exchequer, to the amount of £101,943. 6. 3. as mentioned in a former part of this Report.

We have also resold certain parts of what was included in our purchase of High Meadow, comprising a Corn Mill, two Forge Houses, and Appendages thereto, the Tolls of the Market House at Coleford, and about 423 Acres of Arable or Meadow Land, which either from their being detached and distant from the Woods and Lands intended to be planted, or from their high value as Farms, it would not have been advisable to retain for Timber ; and there are about 908 Acres of other Lands of the like description, which, for the same reasons, it is our intention to offer for Sale, leaving 2,923 Acres to be entirely appropriated for the growth of Navy Timber.

In the resale of the Land, and that of the Mill, Forges, and Market Tolls, we have obtained higher prices than those at which they were valued on the purchase by the Crown ; and as the value of Land has somewhat increased since that purchase was made, and the prices of Timber and Bark are now considerably higher than they were at that period, we are satisfied that, independently of the local situation of this Property in immediate connection with the Forest of Dean, and of its contiguity to Water Carriage (the Wye River forming the boundary of the principal Woods), the whole transaction will be found to have been beneficial to the Public.

In addition to this purchase of High Meadow, we have bought for planting, a Freehold Farm, called Ellwood, of about 110 Acres, immediately adjoining one of the Inclosures in Dean Forest, and nearly surrounded by Forest Land, for the Sum of £2,000 ; and a Cottage and 29 Acres of Land, which was inter-

Purchase of
Ellwood Farm.

intermixed with the High Meadow Woods, called Blanch's Farm, for the sum of £840: And we have very recently been authorized by the Lords of the Treasury to purchase for a price not exceeding £22 per Acre, about 114 Acres of Land fit for the growth of Oak Timber, which intersects two Woods already belonging to the Crown, and reserved for the same purpose, part of the Estate of Gillingham in Kent, formerly in Lease to Multon Lambert, Esquire.

Purchase of
Blanch's Farm.

Purchase of Land
at Gillingham.

The Freehold Lands, part of the former possessions of the Crown, which have been appropriated for the Growth of Naval Timber, within the period of this Report, in addition to those before reserved, and the Lands purchased and already in Timber, or about to be planted for Nurseries, contain in the whole as follows :—

FORMER POSSESSIONS OF THE CROWN :

	A.	R.	P.
The Lands part of Hampton in Arden Estate, in the County of Warwick	163	1	10
The Lands part of the Eckington Estate, in the County of Derby	238	2	3
Cox Lease and Pond Head Farm	494	0	0
The remaining part of the Chopwell Woods Estate, in the County of Durham	475	2	12
	1,971	1	25

PURCHASED :

	A.	R.	P.
The portions of the High Meadow Estate	2,923	0	0
Ellwood Farm	110	0	0
Blanch Farm	29	0	0
	3,064	0	0
Acres	4,435	1	25

PART II.

DEPARTMENT
OF WOODS
AND FORESTS.

HAVING, in our two last Triennial Reports, given some account of the proceedings for the Improvement of the Royal Forests, we shall continue to follow that course, and to state as shortly as possible, the measures depending at the date of our last Report, which have been since completed, those which are still depending, and some others, which appear to us to be expedient to be undertaken.

Dean Forest.

THE whole of the 11,000 Acres authorized by the Acts of 20 Charles 2. and 48 Geo. 3. to be severed from the Waste, and to be appropriated to the growth of Navy Timber, in Dean Forest, have been inclosed and planted, and the Plantations in general, are now in a very flourishing state. These, together with the 300 Acres of Freehold Land belonging to the Crown, mentioned in our last Report, and the Lands lately purchased, and intended for Timber, as above stated, will make 14,335 Acres of inclosed Land in and adjoining to this Forest, entirely given up to the growth of Naval Timber; the whole of which Lands are, from the nature of the soil, and the convenience of water carriage, probably better adapted for that purpose than any other tract of Land in the Kingdom, lying together, and of equal extent.

It was stated, in our Second Report, that a number of Encroachments had from time to time been made, not only on the borders, but in many cases in the interior of this Forest.

By an Act of the 38d of the King, we were authorized to grant Leases, for a Term of 31 Years, of all such Encroachments as had been taken in within a period not exceeding 30 Years before the passing of that Act, and for such Rents as, according to the circumstances of each case, we should think reasonable and proper.

According to a Return, which has been made to us since the passing of the said Act, it appears that there are, in Dean Forest, 780 Houses and 2,243 parcels of Land, containing above 1,600 Acres, which have at different times been encroached, and which have been occupied for periods of greater or less duration, without the Occupiers paying any Rents, or acknowledgment for the Rights of the Crown over the same. It became our duty to take measures for restoring or maintaining those Rights over the numerous possessors in question, which had been unlawfully acquired. But as many of the Encroachers had incurred considerable expense in erecting their Dwellings, and bringing the Lands into cultivation, and as they had been in a great measure encouraged, or at least never effectually interrupted in doing so, till after the regular annual Inspections of the Forests, which were first undertaken by Lord Glenbervie, the late Surveyor General of Woods, and have since been continued by us, it would have been deemed a measure of severity, if not of injustice, to have attempted to resume possession of the Encroachments, or even to require the Occupiers to pay the full value of the spots which they had improved, and had been long accustomed to look upon as their own. We therefore proposed to them, that they should have Leases granted for 31 Years, at rents which were nearly nominal, being in no case more than one-fourth of the value of the property, and that they should conform to certain conditions to be prescribed by

by us, one of which was, that they should plant and preserve, for the use of the Crown, a certain number of Oak Trees in their Hedge rows; but we are sorry to add that, with very few exceptions, these terms have been refused.

As we should not be justified in permitting the uninterrupted occupation of these Encroachments, till the lapse of time shall render the recovery of the rights of the Crown still more difficult than at present, we have, under the advice of His Majesty's Law Officers, directed informations to be filed against some of the persons who, from their circumstances, or from their being most active in rejecting the offers of Leases, appeared to us the fittest to be proceeded against in the first instance.

We trust that this course will only be necessary to a small extent, as the expenses incident to such legal proceedings would be ruinous to most of the parties, and in general very disproportioned to the value of that which they so unadvisedly contend for.

THE new Inclosures of 765 Acres, mentioned in our last Report as having been set out in lieu of the same quantity (part of the 6,000 Acres authorized to be kept inclosed at one time), which had been thrown open, have been fenced and drained, and the whole will be planted in the course of the next planting season, so that the full quantity of 6,000 Acres of inclosed Forest Land continues to be appropriated to the growth of Timber. These, together with 480 Acres of Freehold Land belonging to the Crown, which were stated in our last Report to have been planted, and the 494 Acres mentioned in a former part of this Report as being to be applied to the same purpose, will make in the whole 6,974 Acres of inclosed Plantations in this Forest.

New Forest.

Since the passing of the Act of the 39th and 40th Geo. 3d. which gave power to the Venderers to enquire of unlawful Enclosures, Purprestures, and Encroachments in New Forest, to impose Fines upon persons so offending, and to cause the Encroachments to be abated; the unlawful practices which had formerly prevailed in this Forest to nearly as great an extent as in Dean Forest, have been completely checked; but many Encroachments, which had existed previously to the passing of that Act, having become valuable additions to the possessions with which they were held, have not been taken away. In every such case, an option has been given to the Occupier, either to purchase the Fee of the Encroachment, or to take a Lease of the same, under the authority of the said Act, and of that of the 54d of the King above referred to.

We have, in pursuance of such authority, sold various small Encroachments, which had been long previously occupied without any Rent or Acknowledgment being paid for the same. Several applications to purchase other Encroachments are now depending, so that we trust we shall receive the Value of His Majesty's Rights over the whole of the encroached Land in this Forest, which could now be reclaimed.

We have also, under the same authority, sold several other small parcels of Land on the borders of the Forest, which were of little value to the Crown, but were convenient for the Occupation of adjoining Estates, by the owners of which they have been purchased.

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Appendix, No. 12.

A particular Schedule of the Sales so made, and of the Purchase Money, is inserted in the Appendix.

By the Act of 9th and 10th William 3d. certain accustomed Rights to Fuel Wood, which belonged to different Estates in and bordering upon the Forest, were declared to be saved to the Proprietors of those Estates; and certain persons holding Offices in the Forest, also received allowances of Fuel.

Previously to the year 1800, when the subject of the Claims of Fuel was first brought under the consideration of the Lords of the Treasury by Lord Glenbervie, the quantity of Beech Timber annually assigned to satisfy these Claims amounted to 841 Loads.

The practice had been, to assign Timber of considerable value, very little of which was consumed as Fuel, and to allow the Claimants, or those to whom it was sold, to cut it down, and convert it in the Forest, without any restriction as to the time or mode of their doing so; and though several beneficial regulations had been established when Lord Robert Spencer was Surveyor General of Woods, whereby the abuses which had long prevailed with regard to the Fuel wood were materially checked, still the annual drain of so large a quantity was found to be extremely detrimental to the Forest. The Lords of the Treasury in consequence authorised the Surveyor General to treat for commutating the Fuel Rights, either by annual Money Payments, or by the purchase in gross of the whole interests of the respective Claimants. Under this authority, annual Assignments to the amount of 800 Loads have been extinguished, of which, according to a Schedule inserted in the Appendix, 100 Loads had been assigned to persons holding Offices in the Forest, and 106 Loads have been purchased from those entitled in respect of private property.

Appendix, No. 14.

Another great evil has long prevailed in this Forest, by reason of the number of Horses remaining in the Forest at all seasons of the year; these Horses, which in general are of the most miserable description, have been reckoned to amount to between 2,000 and 3,000; and a great portion of them belong to persons having no right whatever upon the Forest.

During the last two years, measures have been taken by His Royal Highness the Duke of York, the present Lord Warden, in conjunction with us and the Venderors, to enforce the Law of driving the Forest, and to exclude all Cattle therefrom during the time of the Winter Hayning. Notice of these intended Drifts having been given by Public Advertisements, a great number of Horses were removed from the Forest in the course of the last Summer.

It was intended to have followed up these Notices, and to have impounded all Horses and Cattle found in the Forest during the period of the Winter Hayning; but doubts having arisen by whom and in what manner this Service ought to be performed, and what Penalty could lawfully be imposed upon the Owners of the Cattle taken and impounded within that time, it was deemed advisable to postpone the intended Drift till the opinion of His Majesty's Law Officers could be obtained on the questions,—how far the Law, as it now stands, is sufficient for protecting the Forest from the depasturing of Horses and Cattle in the Winter? or if not, in what manner and to what extent new provisions should be made for that purpose?

His

His Royal Highness the Lord Warden having directed a Case to be laid before the Attorney and Solicitor General, submitting those questions for their consideration and opinion, he has communicated to us a copy of the opinion given by those Law Officers, from which it appears that, according to the Statute of 9th and 10th William the 3d, cap. 35, it is expressly established that the Winter Hayning should commence on the 30th of October in each year, and be continued to the 12th of April in the following year; and that all Persons having Rights of Common are excluded from the exercise of those Rights during that time; that the Drifts of the Forest may be made by any of the Officers of the Forest appointed for that purpose, either at the time fixed by the Statute above mentioned, or at other periods of the year if thought necessary; that the Cattle of Persons having no Rights of Common may be impounded at any time, and those of Persons having Rights during the Hayning time; that the demands upon the Owners of Cattle trespassing must be regulated by the extent of the damage done by the Beast impounded and the necessary expense of impounding; and that Actions of Trespass may be maintained against those who have no Rights of Common, and that the same powers of Drift and impounding may be enforced against Persons having Rights of Common during the Fence Month, which is for fifteen days before and fifteen days after Midsummer Day.

As any Penalty to be regulated by the extent of the damage and the expense of impounding must be of such uncertain amount as to lead to tedious discussion, and perhaps expensive litigation; and as the remedy by Action of Trespass must also be attended with great Expense, it is suggested in the said opinion, that it might be very desirable that a fixed pecuniary Penalty should be inflicted on the Owner of each Beast found trespassing during the prohibited Seasons, to be recovered in the Court of Attachment; and that in default of payment within a given time, the Beast should become forfeited to the King, and be liable to be sold under the authority of the Verderers, by their own Officers.

His Royal Highness the Lord Warden concurring with us in thinking it desirable that application should be made to Parliament for such Powers as are above suggested, it is our intention forthwith to cause a Bill to be prepared and proposed for that purpose.

In Bere Forest, the planting of the different parts of the 1,417 Acres forming the Crown Property there, not before covered with Timber, has been continued in succession, as the young Trees in the Nursery were of a proper size to be planted out, and the parts which were covered with Timber have been regularly thinned where necessary.

Bere Forest.

In Alice Holt Forest, the Fences of the 1,600 Acres, allotted to His Majesty, have been completed, and 512 Acres, part thereof, have been planted, besides the 292 Acres of old inclosed Freehold Land formerly occupied with the different Lodges.

Alice Holt Forest.

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Woolmer Forest.

We stated in our former Report, that we had suspended our proceedings under the Act of the 52d of the King, for authorizing Inclosures in Woolmer Forest, in consequence of an intimation made to us from Parties having Interests in that Forest, that it was their intention to apply to Parliament for an Act to divide and inclose the same; but, as they did not follow up the Notices which they had given of such intended application, we have proceeded in fencing the 1,700 Acres, which, as we stated in that Report, had been set out for Inclosure; of which about 150 Acres have been planted during the present Winter, besides about 40 Acres of inclosed Land, formerly occupied with some of the Lodges.

Delamere Forest.

By the Award of the Commissioners under the Act of the 52d of the King, cap. 136, for inclosing the Forest of Delamere, 4,096 Acres were ultimately allotted to the Crown; of which 191 Acres have been appropriated for the Endowment of a Church, directed by the said Act to be built in that Forest. That Church, together with a Parsonage House and Outbuildings, have been erected according to Plans approved of by the Lords of the Treasury; the Church was consecrated on the 27th of November 1817, and has been since regularly opened for the performance of public Worship.

Two small Parcels containing together 28 A. 2a. 26f. which formed part of the Crown's proportion of this Forest, but were detached from the other Allotments, and inconveniently situated for planting, have been sold, and the produce, amounting to £1,528. 18. together with £638. 12. 7. the Crown's share of the Surplus Money received on account of Lands sold to defray Expenses, and directed to be divided by the Act of last Session of Parliament, will be to be received by us, and carried to the General Fund of the Woods and Forests.

Of the other Allotments to the Crown, 2,313 Acres have been inclosed and planted, and the Fencing of the remainder is now in progress.

Parkhurst Forest.

The quantity of Land appropriated to the Growth of Timber in Parkhurst Forest, including 278 Acres purchased of the Lords of the Manor of Alvington, and the Guardians of the Poor of the Isle of Wight, as mentioned in our last Report, is 900 Acres. There are besides 400 Acres, belonging in severalty to the Crown, which, having been used by the Barrack Department for the purposes of the Military Depot, are reserved unplanted for Encampments and other Military purposes.

The whole has been fenced, and a considerable portion of the 900 Acres allotted for Timber has been planted. Of the remaining 400 Acres, there are about 250 which have not hitherto been required for any of the Military purposes for which they were reserved, but being properly fenced, the Herbage has been annually let by us, and the produce applied in aid of the General Funds of our Department.

In the month of April 1817, we received the Award of the Commissioners, appointed under the Act of 53 Geo. 3. cap. 148, for vesting in His Majesty certain parts of Windsor Forest. Windsor Forest.

According to that Award, there were allotted to His Majesty, in respect of His several Rights as Lord of the Forest, and of sundry Manors within the Boundaries thereof, as well as of certain Freehold Lands entitled to Rights of Common, 6,665*a.* 3*a.* 9*r.*, which included 181*a.* 0*r.* 8*r.* part of certain specific portions of the Forest, which by the Act were required to form part of the Crown Allotment, but which exceeded the proportion to which His Majesty was entitled within the Parishes in which those specific Allotments were situated, and which were on that account to be paid for according to valuations fixed by the Commissioners.

By that Act, all the expenses of the Commissioners, Surveyors, and others, employed in carrying the same into execution, and of compensating His Royal Highness the Lord Warden, and other Officers of the Forest, on the cessation of their offices, which were thereby abolished, and of the necessary Fences for inclosing the Crown Allotments, and of the Roads in and over the same, were directed to be provided for by the Sale of such part of the Waste allotted to His Majesty, as should be sufficient for those purposes. The expenses actually incurred under these several heads, up to the present time, including the Value of Allotments exceeding the Crown's proportion, and also the difference in some Exchanges of Land made with adjoining Proprietors, which are to be provided for in the same way, amount to about £43,000.

Towards making provision for this expense, there have been sold out of the Waste so allotted to His Majesty, 1,886*a.* 2*a.* 32*r.* for the Sum of £25,917. 1. 0.; and we have received for the Timber on those Allotments, which has generally been sold to the Purchasers of the Land, and for what has been cut on Allotments still retained by the Crown, £23,563. 14. 11.; but, as by the terms of the Act, the former of these Sums only will be applicable to the expenses before-mentioned, further Sales of Land must take place to raise about £17,111. 10. 0., which is still required to defray the whole of the expenses so incurred; and we have accordingly called upon the Commissioner named in the Act, on behalf of the Crown, to mark and set out such other part of the Waste as may be most fit to be sold, for raising a Sum sufficient to defray this charge and any other incident to the Crown Allotments.

In our last Report, we mentioned that we had not then obtained the ultimate decision on the Claim of the Marquis of Downshire,—that the Manor and Parish of Easthamptstead were without the Boundaries of the Forest, and that His Majesty was not entitled to any Allotment in respect of Forestal Rights over the Waste of that Parish. In that case, a special Verdict in favour of the Claim of the Crown, was given on the trial of the question at the Assizes at Abingdon, subject to the decision of the Court of Exchequer thereon. That decision has since been obtained, and is, that His Majesty was entitled to Forestal Rights within the Manor and Parish of Easthamptstead; but some doubts having afterwards arisen, whether those Rights were not restricted or diminished, by reason of its having been found on the Trial, that the Park of Easthamptstead, though situated within the Manor and Parish, was exempt from the Laws of the Forest, it was agreed and provided, by an Act of the 56th of the King, cap. 138, that it should be referred to the present Solicitor General, whether, and to what extent, the said Rights of His Majesty were so restricted or diminished? His Award and Determination was, that

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one fourteenth of what should be allotted to His Majesty, for the Forestal Right over the whole Parish, should be deducted. After allowing for such deduction, there were awarded to the Crown, 981 a. 2 r. 24 r. which are included in our general Statement of the whole Allotment.

The parts allotted to the Crown immediately adjoining Windsor Great Park, contain about 1,450 Acres; a great portion of which are of a quality peculiarly well suited to the Growth of Naval Timber. And it appearing to us that the objects of adding a valuable tract of Land to that already appropriated to the cultivation of Oak in other Forests, might be combined with the extension of the Great Park, and the enjoyment of the adjoining Royal Residence, we proposed to the Lords of the Treasury, that the present Fence between these new Allotments and the Park, should be kept up; and that (preserving all such of the present old Trees as should be deemed ornamental) the Allotments should be laid out in Plantations of Navy Timber, having convenient Rides or Drives through them; and the Lords of the Treasury having signified to us The Prince Regent's approbation of these suggestions, we have received their Lordships authority and directions to carry the same into execution; and we have taken measures accordingly.

Whichwood,
Whittlewood, and
Salisbury Forests.

We have continued the Plan mentioned in our last two Reports, of filling up the Coppices in Whichwood, Whittlewood, and Salisbury Forests, in the Seasons following the cutting of the Underwood, with Oaks of a size and age likely to be past the browsing of Deer, before the subsequent laying open of those Coppices; but the success of this Plan has been by no means equal to that which has attended the transplanting Trees of a similar size in the Forest of Dean. In some of the Coppices, part of the Trees planted, promise to succeed; but it does not seem to us, that the measure can be depended upon for raising a proper succession of Timber, nor that any effectual means can be taken for that purpose, except by an entire separation of the Rights of the Crown from those of the Wardens, Lords of Manors, and others, having rights over the Forests, allotting to each, such portions in perpetuity as might be deemed equivalent to their respective rights, or by some arrangement for keeping the Coppices inclosed, till the young Plantations could be fairly beyond the reach of Deer and Cattle.

Exmoor Forest.

THE Act of 53 Geo. 3. cap. 138, for vesting in His Majesty, certain parts of Exmoor Forest, directed that twelve twenty-second parts of the whole Wasta, quantity and value considered, should be allotted to His Majesty. In pursuance of that provision, the Commissioners by their Award, bearing date the 20th October 1817, allotted to the Crown, sundry portions of the Forest, containing together 10,302 Acres; and there belonged to His Majesty a Freehold Farm, situated within the bounds of the Forest, which contained 108 Acres.

Upon a full consideration of all the circumstances connected with this Property, and particularly its great distance from any other Estate of the Crown; the difference of opinion which prevailed, as to any considerable portion of it being adapted for the cultivation of Naval Timber, and the necessity of an entire new local Establishment, if it had been retained for that purpose, it
appeared

appeared to us, that it would be most beneficial to the Interests of the Crown, to dispose of the whole; and being authorized to make such Sale, by the 67th section of the Inclosure Act, we caused public Advertisements and Hand Bills to be circulated, offering the whole Allotment, and the Freehold Farm above mentioned, in one Lot, to the person who should tender the highest price for the same, above a certain sum to be previously named by us, and deposited under a sealed cover, to be opened at the same time with the tenders, in the presence of the parties making such tenders, or of their Agents; we accordingly received seven different tenders, and that of John Knight, Esquire, of Portland-place, being the highest above the price settled by us, the same was accepted, and a memorandum of Agreement entered into on the 23d of July last, for the Sale to him of the property in question, for the sum of £20,100. Of this sum we received £20 per cent. at the time of Sale, and the remainder is to be paid on the completion of the conveyance, which we expect will very soon take place.

The purchase Money, in pursuance of the directions of the Act, will be carried to the general Account of the Woods and Forests Fund, at the Bank of England, and will be applicable, and accounted for in the same manner as the other Revenues of that Department.

Since Mr. Knight agreed for this purchase, he has represented to us, that he had also purchased a considerable Allotment of the same Waste, which had been made to Sir Charles Dampfylde; and that he was desirous of treating with us for the rights of the Crown to any Mines or Minerals which might be under that Allotment, and which were in this, as they are in all similar cases, reserved to His Majesty.

It does not appear from the enquiries which we have made, that there is any reason to suppose that there are Mines or Minerals of any value under the property in question; considering the rights of the Crown therefore in the present instance to be merely nominal, we have offered them to Mr. Knight for one year's rent of the Land, which has been reported to us to be about 3s. per Acre.

During the proceedings of the Commissioners under the Act of the 35th of the King, cap. 190, for vesting in His Majesty certain parts of Brecknock Forest, and for inclosing the said Forest, it was represented to us, on behalf of many of the persons entitled to rights of Common over that Forest, that the Expense of executing so much of the Act as related to the dividing, allotting and inclosing, the portions of the Waste to which they might be respectively entitled, would in many cases be so great, as to exceed the value of their Allotments; that though they had concurred in this provision in the first instance, and which indeed had been adopted at their request, they had not foreseen that the expenses attending it would have been so great, nor had they calculated upon the depreciation in the value of Waste Land which had since taken place, and that under these circumstances, they requested our concurrence in stopping all farther proceeding in execution of the Act.

Brecknock Forest.

Being clearly of opinion that it would not be expedient entirely to suspend the execution of the Act, but that it was material to the Interests of the Crown, that it should be proceeded in to the extent of allotting and awarding to His Majesty, the Moiety of what should remain after sufficient had been sold to defray

defray the expenses, we acquainted the Parties who had applied to us, that provided this was accomplished, we saw no objection to its being left to the option of those who were interested in the remainder, either to divide it in severalty, according to their respective Rights and Interests, or to hold it in common. It was therefore agreed to propose a Bill to Parliament for repealing so much of the Act of the 55th of the King, cap. 190, as related to the Division and Inclosure of the Moiety to be allotted to those having rights of Common, for authorising a separate Award to be made of the Crown Allotment, and for providing that the residue should remain open and undivided. That Bill having passed in the last Session of Parliament (58 Geo. 3. cap. 99,) the Commissioners for the Inclosure of this Forest have since confined their operations to making such a Survey and Valuation of the Waste, as may enable them to set out the Crown Allotment, which we propose to dispose of, in the same manner as Exmoor, as soon as the Commissioners shall have made their Award, which they expect to be able to complete in the course of this month.

Sherwood Forest.

Within the Forest of Sherwood in the County of Nottingham, and in the Township of Edwinstowe, there are two tracts of Waste Land, called the Hayes of Birkland and Bilhagh, containing 1,487 Acres; of which, the Soil, together with all the Timber and Wood growing thereon, belong to the Crown; and there are other open and waste Lands within the said Township, over which His Majesty has only Forestal Rights. There are within the Hayes of Birkland and Bilhagh many large and picturesque old Oak Trees, which are of little value except for the Bark, or for Firewood; but there being no young or growing Timber, the property of the Crown in this Forest has for many years past been wholly unproductive. We therefore gave Notice of our intention to apply to Parliament in the last Session, with the view of obtaining an Act for vesting in His Majesty, in severalty, such portion of the Forest as should be a fair compensation for His Majesty's Rights and Interests therein; and having fully considered the nature and extent of those Rights, with reference to what has been obtained on the Division and Inclosure of other Royal Forests, we transmitted the heads of our intended Bill to His Grace the Duke of Portland, Earl Manvers, and others, principally interested as Proprietors within the Manor of Edwinstowe, and having right of Common over the said Hayes of Birkland and Bilhagh. After considerable investigation and discussion, it was agreed, that one moiety or half part of this Waste, the Soil whereof is vested in His Majesty, should be allotted in consideration of such Right of Soil, and of all other His Majesty's Interests in the Forest, and that one thirty-second part of the other Wastes over which the Crown had some ancient, but long unexercised right, should be given in compensation for such right; that the residue should be divided among the Lords of Manors and others having rights of Common; that those to whom the other Moiety of Birkland and Bilhagh should be allotted, should have the pre-emption of the Timber at a valuation, or if they should decline to purchase the same, that it should be cut down and disposed of on behalf of the Crown, within two Years after the Allotments should be set out.

In conformity with these arrangements, the Bill was proposed to Parliament, and having passed on the 10th of June last, the Commissioners appointed thereby have proceeded in surveying and valuing the Hayes of Birkland and Bilhagh,

Bilbagh, and will be prepared to set out the Crown Allotment at their next meeting, which will be held in the present month.

As this Allotment, though the Soil is well adapted for the growth of Oak Timber, would not be of sufficient extent to form a proper Nursery, and as it is remote from any other possession of the Crown, and would, if retained, have required a New Establishment of Officers for its protection and management, it appeared to us that it would be advisable to dispose thereof; and we have accordingly agreed with the Duke of Portland, to sell the same to his Grace, together with the Timber growing thereon, at such price as shall be ascertained by Referees mutually named, or an Umpire, if the Referees do not agree, and that the Sum which shall be ascertained to be its Value, shall be taken in part of the purchase money of the Rectory and Advowson of the Parish of Saint Mary-le-bone, agreed to be purchased of his Grace, as herein-before mentioned.

In the last Session of Parliament, we also proposed a Bill for vesting in His Majesty, certain parts of Waltham or Hainault Forest, in the County of Essex.

Waltham, or
Hainault, and
Epping Forests.

The Interest of the Crown in that Forest, consists of the Soil of about 3,000 Acres of uninclosed Land, partly stocked with Timber of different ages, and called "The King's Forest," or "King's Wood," and of all the Timber and Wood growing thereon; and of all Forestal Rights over about 9,000 Acres of other uninclosed Lands, the Soil whereof, together with the Timber and Wood, belong to different Lords of Manors and Proprietors of Estates surrounding the Forest.

Our first proposals were, that the whole should be disafforested; that two-thirds of the *King's Forest* or *King's Wood*, of which the Soil and Timber belonged to His Majesty, should be allotted to the Crown in severalty; and that the remaining third, discharged from the Depasturing of Deer, and all other Forestal Rights, should remain for the benefit of those entitled to Rights of Common; and that, of the remaining Waste, ten thirty-seconds should be allotted to His Majesty, leaving the remainder to be enjoyed as a Common, or to be hereafter divided and inclosed, as the Parties entitled to the benefit thereof, might afterwards agree amongst themselves.

To these proposals, so far as regarded the Inclosure of the Forest of Epping, over which the Crown only possessed the Forestal Rights, great objections were made; and a Deputation from the 21 Parishes which would have been affected by the measure, having been appointed to confer with us concerning the same, it was proposed by them, that the Crown should receive in severalty two-thirds of the King's Woods for the growth of Timber, and give up the plan of disafforesting the remainder.

These proposals were accepted by us, and a Bill, founded thereon, passed the House of Commons; but in consequence of Petitions which were presented during its progress through the House of Lords, setting forth that great injury was already done to the adjoining properties by the Deer, and that if they were suffered to remain in the King's Woods after the two-thirds to be allotted to His Majesty should be inclosed, the remaining third part would be

so overstocked, that it would be impossible to prevent their depasturing over the adjoining Lands, and that the injury would thus be greatly increased, it was agreed to withdraw the Bill, and that the subject should be reconsidered previous to the present Session of Parliament.

Having fully considered these Petitions, and the representations which have been since made to us, we have determined on renewing our application to Parliament, to propose that the Deer shall be entirely removed from Hainault Forest; and, though there are still some Parties, having considerable property and interest in that Forest, who object to the plan thus modified, we trust that their objections may be obviated, and that a measure, by which about 2,000 Acres of excellent Timber Land, most advantageously situated for the convenience of Water Carriage to the Dock Yards in the River Thames, may be added to the Nurseries for Navy Timber, will receive the sanction of Parliament, as no grounds of objection have been stated to us, which, in our judgment ought to avail against such objects of public utility.

Having inserted in the Appendix to our First Report, a Table showing the circumference of certain Oak Trees in the Forests and Woods therein mentioned, measured at six feet from the ground, at the different dates stated, and similar measurements having been subsequently taken at intervals of about two years, we think it may not be uninteresting to show the progressive growth of these Oaks, under the different circumstances of their age, situation, and shelter, in different parts of the Forests; we have therefore inserted in the Appendix to this Report, a Table of the circumferences of the same Trees, when they were first measured, and at each of the subsequent measurements, down to the present time.

Appendix, No. 19.

Office of Woods, &c.
18th June 1812.

W. HUSKISSON. (L. s.)
W. DACRES ADAMS. (L. s.)
HENRY DAWKINS. (L. s.)

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Appendix, No 1.

A SCHEDULE of all LEASES of Land Estates, and other Hereditaments, belonging to the Crown, granted between the time of making to the Legislature the Second Report, and the time of making the Third Report, of the Commissioners of His Majesty's Woods, Forests, and Land Revenues:—Showing the Dates of the said Leases; The Tenements or Hereditaments comprised therein; The Names of the Lessees; The Terms granted; The annual Value of the Premises, as returned on oath by Surveyors employed to survey the same; The Rents reserved; The Fines paid; and upon what other Considerations such Leases have been made; And showing also the annual Value of such parts of the Premises as had been before in Lease, by the last preceding Surveys, or other Accounts; and the Rents reserved, and Fines paid, for the preceding Leases thereof.—In TWO CLASSES, viz.

CLASS I. Comprising the Leases of such parts of the Premises as had been before in Lease.

CLASS II. Comprising the Leases of such parts thereof as had not been before in Lease.

[Note.—IN the instances distinguished by an Asterisk (*), in which the former Leases comprised other Tenements or Hereditaments besides those contained in the new Leases, a proportionable part of the former annual Value, Rents, and Fines, is inserted in the last Three Columns of this Schedule.]

No. 1.

KNOWN, granted between the Time of making to the Legislature the Second Report, and the Land Revenues:—Showing the Dates of the said Leases; The Tenements or Hereditaments of the Premises, as returned on Oath by Surveyors employed to survey the same; The Rents made:—And showing also, the annual Value of such parts of the Premises as had been before Fines paid, for the preceding Leases thereof.—In TWO CLASSES; viz. Class I. Comprisingprising the Leases of such parts thereof as had not been before in Lease.

or Hereditaments besides those contained in the new Leases, a proportionable part of the former Annual Values, Rents Three Columns of this Schedule.]

Hereditaments which had been before in Lease.

No. 1.

ON NEW LEASES				ON PRECEDING LEASES		
Annual Value per Survey on Oath.	Rents received in New Leases.	Fines paid for the same.	Other Considerations for NEW LEASES.	Annual Value per last preceding Survey, &c.	Rents received in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
Average Annual Amount, viz. 5 l. reduced by Expenses attending the collection, and other out-goings, to 177 15 8	111 16 —	— — —	— — —	Average Annual Amount, viz. 100 — reduced by Expenses attending the collection, and other out-goings, to 100 4 —	14 — —	780 — —
121 — —	144 10 6	— — —	— — —	60 — —	10 — —	400 — —
105 — —	96 3 —	— — —	— — —	38 — —	6 3 —	160 — —
Average Annual Amount, viz. 1 10 reduced by the Rents and other out-goings, to 100 17 4	100 — —	— — —	— — —	Average Annual Amount, viz. 3 10 reduced by the Rents and other out-goings, to 121 15 10	30 12 —	1,130 — —
100 3 8 exclusive of the value of the help.	161 17 10 and one half of the 20s. Premium of all the help which shall be made upon the Extra, or from the Wood gathered thereon	— — —	To extend at least 25s. 10s. 6 yearly, in Bread and Wine, to be applied to the Parish Church, for the Holy Sacraments, an allowance to the agent having been made on setting the rent, on account of the Charge on the Leases. The rate of 25s. 10s. 6d. paid by the Leases, for the Crown's proportion of the expenses of enclosing the 20s. for fencing and dividing the Waste Land within the Island.	120 — —	15 3 —	880 — —
— — —	128 4 6	— — —	— — —	124 17 10	— 4 9	—
128 16 10	71 4 6	— — —	— — —	— — —	— — —	—
— — —	406 4 6	— — —	— — —	— — —	— — —	—
110 1 5	114 10 6	— — —	— — —	104 14 —	87 3 4	1,000 — —
447 8 3	440 8 6	— — —	— — —	120 — —	10 — —	480 — —
1,177 15 10	1,108 8 10	—	—	1,047 17 8	124 10 10	4,480 — —

No. 1. CLASS II.—Comprising Leases of Lands and Hereditaments which had not been before in Lease.

DATES of LEASES.	Premises Granted.	TO WHOM.	FOR WHAT TERM.	Annual Value, per Survey, or Quit.	Rents received in the Lease.	Fines paid for the same.	Other Consideration for the Lease.
1847. Nov. 21.	CARMARVONSHIRE. All Quarries, Rocks, and Beds of Stone, Lime, and other Strata, within the Communion or Waste Lands in the Parishes of Llanidloes and Dwygello, in the District of Uchaf otherwise Ughaf.	George Hay Davidson Prynne, Esq. —	20 years, from 11th Oct. 1845	£ s. d. — — — not ascertainable	£ s. d. — — — £ — — and 1-4th part in value of all the Quarries, Lime, and other Strata.	£ s. d. — — —	—
1811. July 1.	DERBYSHIRE. Certain parcels of Land at Clifton, situated in His Majesty —	James Gifford De Burgh, Esq. and Elizabeth his wife, (John Elizabeth Haynes, widow) —	42 years, from the 17th April 1807	— — —	— — —	— — —	Reverend for the recovery of the Crown's Title, and the Expenses of prosecuting the Complainant of Robert.
1849. Feb. 20.	KENT. A small parcel of Land, with the Cottage erected thereon, in the Parish of Gillingham.	Richard Phillips	20 years, from 20th April 1845	£ — s — — — — £ — s —	— s — — s — — s —	— — — — — — — — —	The Expenses incurred in building the Cottage.

* Note.—The above-mentioned Parcels of Land at Clifton, County of Derby, are of the annual Value of £44. 10. 8 and were demised by this Lease to Mr. and Mrs. De Burgh, at a Rent of £15 per annum, which annual Value and Rent are here omitted, because the same have been before inserted in Article No. 1, Class 2 of the Appendix to the Fourth Triennial Report of the Surveyor General of the Land Revenue, date 6th April 1809, which Article contains the particulars of a Lease of the same Parcels of Land date 17th April 1807, and granted to John Haynes, Esq. (since deceased,) but on a Sale before the Crown v. King's Bench, declared void by the Court, by reason of some deficiency in the proceedings for selling the Crown's Title to the Premises, which deficiency has lately been supplied.

Appendix, No. 2.

A SCHEDULE of all LEASES of Messuages or Tenements and Curtilages, belonging to the Crown, granted between the time of making to the Legislature the Second Report, and the time of making the Third Report of the Commissioners of His Majesty's Woods, Forests, and Land Revenues:— Showing the Dates of the said Leases; The Premises comprised therein; The Names of the Lessees; The Terms granted; The annual Value of the Premises, as returned on oath by the Surveyors employed to survey the same; The Rents reserved; The Fines paid; The Insurances to be made against Fire; and upon what other considerations such Leases respectively have been made: And showing also, the annual Value of such parts of the Premises as had been before Lease, by the last preceding Surveys or other Accounts; and the Rents reserved and Fines paid for the preceding Leases thereof.—In TWO CLASSES; viz.

CLASS I. Comprising the Leases of such parts of the Premises as had been before in Lease.

CLASS II. Comprising the Leases of such parts thereof as had not been before in Lease.

[Note.—IN the instances distinguished by an Asterisk (*), in which the former Leases comprised other Houses and Grounds, besides those comprised in the new Leases, a proportionable part of the former annual Value, Rents, and Fines, is inserted in the last Three Columns of this Schedule.]

No. 2.

CLASS L.—Comprising Leases of Messuages or

Time of Lease.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1818	MIDDLESEX.		
March 15.	A Messuage on the North Side of New-street, Spring Garden	Edward Elliot, Esq.	{ 40 years, and 112 days, from 15th June 1818 }
April 20.	A Messuage on the North Side of Leake Ryder-street	William D'Arcy Todd, Esq.	{ 17½ years, from 20th April 1819 }
September 20.	A Piece of Ground, at the corner of Parson's and Tiddens-street, with a Messuage lately erected thereon	Samuel Scott, Esq.	{ 70 years, from 20th April 1819 }
—	A Messuage on the North Side of New-street, Spring Garden	Charles Henry Lubbock, Esq.	{ 40 years, and 112 days, from 15th June 1818 }
—	A Messuage, and a Building behind the same, on the South Side of Jewry-street, now used as an School	"	{ 20 years, from 20th October 1819 }
	Also,		
	A Messuage on the East Side of Duke-street, St. James's, adjoining Eastwards to the International Promenade, together with the exclusive use of the Passage on the North Side thereof, during the last 40 years of the term; but excepting, during the said 40 years, a portion of the site of the said Messuage on the South Side thereof	Robert Miller, Esq. & Basil Keppel	{ 70 years, from 20th October 1819 }
	And,		
	One other Messuage on the South Side of Jewry-street, two occupying a small back or piece of Ground at the South End of the Western boundary of the site thereof	"	{ 40 years, from 20th April 1816 }
October 1.	A Piece of Ground, with two Messuages lately erected thereon, and an arched-roof house behind, on the North Side of King-street, St. James's	John Wilson, Esq.	{ 70 years, from 20th April 1819 }
1819. March 4.	A Capital Messuage, with Garden and Pleasure Ground, at Tuckahatch	George Pocock, Esq.	{ 20 years, and 100 days, from 1st February 1819 }
November 10.	A Messuage, with a Building behind the same, on the West side of Burg-street	The Reverend John Hunt	{ 20 years, from 20th April 1816 }
1811. March 24.	Two Messuages on the South Side of High Holborn, and Workshops behind the same, on the North Side of Black Horse Yard	Thomas Williams	{ 20 years, and 71 days, from 20th July 1819 }
—	A Piece of Ground on the South Side of Jewry-street, and West Side of Duke-street, with three Messuages lately erected thereon	John Elliot, Esq.	{ 70 years, from 20th October 1819 }
May 18.	A Messuage on the North Side of King-street, St. James's square	John Perchard	{ 40 years, from 20th April 1816 }
June 19.	A Messuage on the West Side of Burg-street	{ Thomas White, at the nomination of John Marshall, Esq.; James Wainman the younger, and Thomas Handley, Trustees under the will of Thomas Foster, deceased }	{ 40 years, from 20th April 1819 }

Tenements which had been before in Lease.

No. 2.

ON NEW LEASES					ON EXISTING LEASES		
Annual Value per Survey on Quit	Rents reserved on New Leases.	Fine paid for the same.	Insurance to be made option. Plan.	Other Considerations for NEW LEASES.	Annual Value per lot preceding Survey, &c.	Rents reserved on New Leases.	Fine paid for New Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
100 — —	125 11 —	456 — —	2,500 — —	— — —	30 25 3	12 1 4	60 14 6
50 — —	28 8 —	341 — —	500 — —	£100 Rentes	25 — —	3 12 —	30 — —
27 12 — [includes the value of old Materials]	{ A Pepper Corn for the first year, thenceforth 24 s. d. including old Materials }	{ — — — }	{ 700 — — }	{ £100 expended in securing the said Materials were part of the Ground, the re- maining part of the Ground being left to the street, for the purpose of improving the entrance into Tachibana street from Finsbury }	{ 25 s. — — }	{ 4 3 3 }	{ 107 17 2 }
150 — —	150 4 6	654 — —	1,500 — —	— — —	2 141 12 3	12 4 2	108 12 1
120 — —	52 15 —	— — —	1,000 — —	£1,000 Rentes	2 000 — —	10 00 —	22 4 8
120 — — for the first 20 years, during which time the pro- posed House is deemed capable of erecting; and, for the remainder of the term, a Ground Rent of 22 s. d. including an equivalent for the value of old Materi- als	{ 25 s. d. and 100 s. d. and 22 12 — thenceforth }	{ 1,000 — — }	{ 1,000 — — on the in- crease of 1,000 — — thenceforth Messages shall be made and covered in }	{ £100 Rentes, and £1,000 at the time to be expended in securing a subterranean passage on the site of the proposed building, to be made shortly after Midsummer 1812, when the returning hour of the expiring Fran- chises will expire }	{ 2 12 6 }	{ 4 12 3 }	{ 22 17 6 }
24 — —	24 11 —	— — —	1,000 — —	{ £100 Rentes and im- provements }	2 40 — —	3 9 1	40 — —
55 — — [includes the value of old Materials]	{ A Pepper Corn for the first year, and thenceforth 100 s. d. including old Materials }	{ — — — }	{ 1,000 — — }	{ The Costs, Charges, and Expenses incurred in erecting and finishing the said two Messages }	{ 2 56 3 2 }	{ 12 2 6 }	{ 108 12 4 }
300 — —	186 9 6	1,264 — —	1,000 — —	£200 Rentes	250 — —	3 — —	100 — —
42 — —	26 15 —	212 — —	800 — —	£100 Rentes	18 — —	2 16 —	25 — —
116 — —	71 14 —	632 7 2	1,500 — —	£240 Rentes	2 64 — —	4 10 —	12 4 7
56 7 — [includes the value of Materials]	{ A Pepper Corn for the first year, and 24 s. d. thenceforth, including old Materials }	{ — — — }	{ 1,400 — — }	{ The Costs, Charges, and Expenses incurred in erecting and finishing the said three Messages }	{ 30 — — }	{ 1 2 6 }	{ 40 — — }
21 — —	46 — —	408 — —	1,000 — —	£100 Rentes	18 — —	3 12 —	30 — —
30 — —	31 12 —	321 2 —	500 — —	£100 Rentes	18 — —	5 4 3	31 9 3

No. 2.

CLASS I.—Comprising Leases of Messuages or

DATE of LEASE.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERM.
MIDDLESEX.—continued.			
1819. January 25.	A Capital Messuage, with domestic and Stable Offices, Garden and Pervious Ground, in Friary Garden Also, A Piece of Ground, Part of Friary Garden	Archibald, Earl of Camille.	99 years, from 25th July 1806
		- - - - -	{ From 25th April 1806, during His Majesty's pleasure - - }
February 10. 12.	Two Messuages on the West Side of Bury-street. Two Messuages on the South Side of Arny-street, now used as a Road	Thomas Adams's Grandson, Esq. General Budge	{ 41½ years, from 10th October 1811 } 60 years, from 25th April 1816
March 20.	Six Messuages on the North Side of High Holborn. Six Messuages on the South Side of High Holborn, with a Tenement and Smith's Shop behind one of the said Messuages One Messuage in Pall-mall-street Fourteen Messuages on the West Side of Norton-street Nine Messuages on the East Side of Norton-street	- - - - - - - - - - Benjamin Worley, Esq. - - - - - - - - - -	- - - - - - - - - - { 13 years and 40 days, from 10th July 1813 } - - - - - - - - - -
	A Piece of Ground on the North Side of High Holborn, with eight Messuages standing thereon	- - - - -	- - - - -
	A Piece of Ground on the South Side of High Holborn, with six Messuages standing thereon	- - - - -	- - - - -
	A Piece of Ground on the West Side of Norton-street, with a Messuage standing thereon	Benjamin Worley, Esq.	{ 10 years and 40 days, from 10th July 1813 } - - - - -
	And, A Piece of Ground on the East Side of Norton-street, with seven old Buildings standing thereon	- - - - -	- - - - -
MARY-LE-BONE PARK ESTATE.			
1819. August 4.	A Piece of Ground, containing ac. ca. 120, in the South- West part of the said Park, with a Capital Messuage, Lodge, Coach-house, Stables, Kitchen, and other Offices and Outbuildings standing on part thereof	David Lucas, Esq. son-in-law of James Burton, Esq.	99 years, from 10th October 1813
SURREY.			
1814. October 26.	A House and Office Buildings, with a Garden and detached Building, at Richmond Green	Sir David Dundas, Baronet	40½ years, from 6th April 1814
1818. January 3.	A Capital Messuage, with Offices and Gardens, now Palace-lane, Richmond	- - - - -	{ 13 years and 320 days, from 10th October 1814 } - - - - -
	Also, A Cottage and Garden in Palace-lane Richmond	- - - - -	60 years, from 10th October 1810
	Also, A Piece of Ground in the Palace Green, or Green Court, adjoining to the said Cottage and Garden	Windsor Kerne, Esq.	- - - - -
	And, A Piece of Ground, situate between Palace-lane and the Palace Green, or Green Court, at Richmond (formerly held by Miss Pedley), in the end of a Garden, and the site of the second range of new Stables and Coach- houses adjacent to the Green	- - - - -	31½ years, from 25th January 1818

Tenements which had been before in Lease—continued

ON NEW LEASES.					ON EXISTING LEASES.		
Annual Value, per Survey on Oct. 1, 80.	Rents reserved to New Lessee.	Rents paid for the same.	Insurance to be made against Fire.	Other Considerations for NEW LEASES.	Annual Value, per last preceding Survey, &c.	Rents reserved to last Lessee.	Rents paid for last Lessee.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
500 — —	A. Pepper Corn for the first year and three quarters, and afterwards 100 s. 10d. the first part of the 3 rd July 1881, as the part of Land Tax re- demmed	— — —	6,000 — —	{ £4,000 per cent. for the first and second years, and the expense of erecting the Firework Cannon, with the same value }	512 18 —	31 1 00	35 18 00
100 — —	87 10 —	209 — —	1,800 — —	£150 Repairs	68 — —	8 10 —	43 — —
100 — —	101 10 —	5,813 — —	4,500 — —	£150 Repairs	510 6 6	6 9 3	33 13 9
545 — —	{ 600 18 —	{ 2,004 12 —	{ 17,250 — —	{ £4,000 Repairs	{ 600 — —	{ 30 — —	{ 340 — —
100 10 —							
55 — —							
544 — —							
100 — —							
145 17 —	{ 100 18 6 including an apportion- ment for the value of old Mansions	{ — — —	{ 2,500 — —	{ £25,000 to be expended in erecting fourteen new Mansions and other Build- ings on the Ground	{ 600 — —	{ 30 — —	{ 340 — —
145 10 —							
5 — —							
10 — —							
10 — —							
100 17 —	{ 71 12 — for the first two years, and 100 12 — per annum for the remainder of the Term }	{ — — —	{ Each Term shall be fully equal to two- thirds of the cost of erect- ing the said Cannon, Mansions and other Build- ings }	The Costs, Charges, and Ex- penses incurred in erecting and finishing the said Cannon, Mansions, and other Build- ings	As the relative Values of the several different Parcels on which the Estate may hereafter be divided, or be granted on Lease, in ex- ecution of the proposed Plan for the Improve- ment thereof, cannot now be ascertained, an equal apportionment of the former Value, Rents, and Fines, applicable to the Ground comprised in this Lease, may be made, and therefore the whole Amount thereof was given in the three last columns of the Schedule, printed in the Appendix No. 1, to the Second General Report of the Commissioners of His Majesty's Woods, Forests, and Land Revenue, dated 18th March 1874.		
90 — —	33 1 —	183 — —	3,000 — —	£150 Repairs	40 — —	5 1 —	40 — —
100 — —	60 — —	— — —	4,000 — —	{ The Expenses of erecting the said Cannon, Mansions, &c., and of subsequent im- provements, and £150 to be expended in Repairs }	100 — —	{ 30 — — 10 — — — 10 — — }	38 — —
20 — —	{ A Pepper Corn for the first three quarters of a year, and £150 afterwards }	{ 225 — —	{ 500 — —	{ £200 Repairs, &c., of the Cannon; and £150 to be expended in erecting Stables, &c., on the said Ground }	{ 45 — —	{ 5 — —	{ 3 18 11
— — —							
25 6 8	42 6 8	— — —	— — —	{ The remainder of the im- provement, dated 1st October 1874, granted to Mr. Charles Fox }	50 — —	10 — —	— —
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4,000 16 6	7,744 2 0	13,285 4 3			5,178 6 5	269 24 9	3,218 14 10

No. 2.

CLASS II.—Comprising Leases of Messuages or Tenements which had not been before in Lease.

DATE of LEASE.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.	Annual Value, per Statute in Oct.	Rent reserved in Lease.	Fine paid for Lease.	Insurance to be made upon Prem.	Other Considerations for Lease.
1817. April 10.	MIDDLESEX. A Plot of Ground on the North Side of White-hall-place, with two Messuages lately erected thereon.	John Gordon, Esq.	{ 99 years, from 10th April 1817 }	120 4 —	{ A Pepper Corn for the first two years, and afterwards 147 14 — }	—	54,000	{ The Costs, Charges, and Expenses of surveying and finishing the said two Messuages.
1819. Jan. 12.	A Plot of Ground on the North Side of White-hall-place, adjoining Eastwards to the last-mentioned Plot, with a Messuage lately erected thereon.	John Holroyd.	{ 99 years, from 10th April 1817 }	60 48 —	{ A Pepper Corn for the first year and a half, and afterwards 19 4 — }	—	2,000	{ The Costs, Charges, and Expenses of surveying and finishing the said Messuage.
—	A Plot of Ground on the North Side of White-hall-place, adjoining Eastwards to the last-mentioned Plot, with a Messuage lately erected thereon.	John Holroyd.	{ 99 years, from 10th April 1817 }	18 48 —	{ A Pepper Corn for the first year and a half, and afterwards 17 — — }	—	2,000	{ The Costs, Charges, and Expenses of surveying and finishing the said Messuage.
1819. Mar. 20.	SURREY. A Messuage with stable, Yard, and Garden, at Peckham (conveyed to His Majesty).	William Carter.	{ 49 years, from Christmas 1814 }	46 — —	16 — —	—	1,000	{ Reward for the discovery of His Majesty's Title; and a pension that he shall hereafter grant to Robert Hayward on condition of doing such work as he and Robert Hayward shall agree upon (with a reservation of two rooms in the reduced sum of £25 10s. 6 pence, for 10 years from Christmas 1814; and under its contents and conditions contained in its terms which the said Robert Hayward and of the Executors of the will of Elizabeth Ann Town, the last previous owner.
				1819 12 —	129 16 —	—		

Appendix, No. 3.

A SCHEDULE of LAND ESTATES and MINES, directed by Warrants of The Right Honourable the Lords Commissioners of His Majesty's Treasury, to be granted by Leases from the Crown, but which Leases are not yet completed:—Showing the annual Value of the Premises, as certified by Surveyors upon oath; The Names of the intended Lessees; The Terms to be granted; The Rents to be reserved and Fines to be paid for such Leases, and other Considerations for granting the same respectively; And showing also the annual Value of such parts of the Premises as have been before in Lease, by the last preceding Surveys, or other Accounts; and the Rents reserved and Fines paid for the preceding Leases thereof:—In TWO CLASSES, viz.

CLASS I. Comprising such parts of the Premises as have been before in Lease.

CLASS II. Comprising such parts thereof as have not been before in Lease.

[*Note*.—IN the instances distinguished by an Asterisk (*), in which the last or present Leases contained other Tenements or Hereditaments besides those to be comprised in the intended new Leases, a proportionable part of the former annual Values, Rents, and Fines, is inserted in the last Three Columns of this Schedule.]

No. 3.

CLASS I.—Comprising Lands and

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERM.
CAMBRIDGESHIRE.		
The Manor and Estate of Burwell	Gilbert Ashby, Esq.	The Manor during pleasure, from 1st February 1815. And the Demesne Lands for 99 years, from 10th Oct. 1815.
CRESSHILL.		
Certain Lands, called The Old Folds and New Folds, in Delamere Forest	George James, Earl Chichester	61 years from the date. N.B.—This Lease was passed Delamere Forest Inclosure
CORNWALL.		
Several Lands within the Manor of Redden and Ruzards	Peter Rowe	87 years and 64 days, from 24th August 1815.
DORSETSHIRE.		
The Demesne Lands of the Manor of Purtych, with the Quarries, King's Flats, Criers, Roads, &c. thereto belonging	Mrs Martha Seward and General Tuckers Seward, Esq. (Joint Tenants)	91 years from Michaelmas 1822, (subject to a Clause for resuming the whole, or any part of the Premises, in the pleasure of the Crown)
ESSEX.		
Down Messuages and Lands at Harwarp, containing 1,201a. 0a. 31r	James Ellis, Esq.	90 years from 10th October 1815
GLINTSHIRE.		
All Mines and Minerals, within certain Lands in the Parish of Gwynedd, otherwise Gwynedd, in the Lordship or Hundred of Peniarth	Edward Jones, Esq. (since deceased)	87 years and 257 days, from 11th January 1816
KENT.		
Certain Lands, formerly belonging to the late Monastery of Dover, called The Mauns Eden	Robert Windrop, Esq.	99 years and 134 days, from 25th May 1815
Certain other Lands	Thomas Pryper	The like Term
Certain other Lands	John Dodd	The like Term
LANCASHIRE.		
A Farm, within the Manor of Mankford, called Aldingham Farm	John Roberts, and Thomas Goss, (Joint Tenants)	24 years from 26th April 1815
A Farm, within the said Manor, called Aldingham Hall, or the Moss Farm	John & Thomas Coward	The like Term
LINCOLNSHIRE.		
A Messuage and Lands in the Parish of Cuck	Robert Barby	24 years from 26th April 1815
The Manor or several Manor of Hapthorpe, and several Messuages and Lands in Hapthorpe, Austerly, and Manby	Robert Claburne, Gent.	25 years from 10th October 1815

Hereditaments which have been before in Lease.

No. 3.

ON NEW LEASES.				ON PURCHASING LEASES.		
Annual Value, per Acre, in Quid.	Rent to be received in New Leases.	Fine to be paid for the same.	Other Considerations for NEW LEASES.	Annual Value, per Acre according to Survey, &c.	Rent received in New Leases.	Fine paid for New Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
135 11 3	135 11 —	—	{ To amount, annually, to the <i>Advowson</i> of the Lord Rector, for the use hereunto from the <i>Advowson</i> of the said Manor, and to pay the same to the Receiver General.	* 135 11 3	65 10 5	714 11 7
445 9 11	145 10 —	—		{ £10,000, at the least, to be expended by the Lessee in Buildings and other necessary Improvements.	158 — —	87 10 — and 1/2 for a Month on the death of every Tenant
under the authority and in pursuance of the Act, 1st Geo. III. cap. 136.				Note.—This Value, &c. included the Agreement, Mortgage, and Purchase of Brentman Forest, which Rights have since been extinguished under the said Act.		
310 8 10	305 11 7	—	{ To the said, if necessary, the said of the Crown to the Customs value (Quid) on Death Disposition and belonging to the said Manor, and to purchase such parts of the Customs as shall, upon a Survey, appear to be in the said Manor.	* 310 8 10	15 8 4	1,208 6 10
125 11 11 (of the Deceased Lands only)	125 11 — In respect of the Deceased Lands from the commence- ment of the Tithing, and an additional Rent of 1/2d from Lady-day 1811, in respect of the Rent of 1/2d, to be paid by the Crown for repairing the Pier	—		{ A net Rent, or Duty, of 1/2d. per Ton, for all Stone actually raised from the Quarries, during the term, and the Expense of carrying the Pier, and all Roads and Works thereunto belonging, in good repair (except only such as may be necessary on a commonly called "the Act of God," to be ascertained by valuation).	47 — — (of the Deceased Lands only)	30 — — Including a Contingency for the Money of the Day of 1811, per Ton for Brass used from the Quarries, except for His Majesty's use, a Grant of which Duty was included in the New Lease of the Lands
1,135 — —	1,130 — —	—	{ £1,130 to be allowed to the Lessee by the Crown, upon proof being produced of his having laid out that Sum in repairing the Buildings.	450 — —	1 — —	—
Not ascertainable	1 3 4 per annum, and 1/2d. 10. per Ton for Lead Ore, 2/6 10. per Ton for Copper Ore, 1/2d. per Ton for Gault, and Chalkstone, and 1-1/2d. per ton value of all other Minerals	—	—	{ Not ascertainable	1 3 4 per annum, and 1/2d. 10. per Ton for Lead Ore, 2/6 10. per Ton for Copper Ore, 1/2d. per Ton for Gault and Chalkstone, and 1-1/2d. per ton value of all other Minerals	—
185 — —	140 — — 145 — — 150 — —	—	—	* 144 4 11	15 — 7	155 6 —
475 3 14	145 4 6	—	—	* 14 19 10	— 3 —	—
157 3 —	150 11 4	—	{ £50 to be allowed to the Lessee by the Crown, upon Proof being produced of his having laid out that Sum in repairing the Buildings.	90 — —	11 3 —	100 — —
305 17 8	175 7 8	—	{ And £250 as a Compensation for not getting possession of the Farm all some time after the commencement of the lease.	305 17 8	42 14 —	425 — —

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No. 3.

CLASS I.—Comprising Lands and Hereditaments

PREMISES TO BE GRANTED	TO WHOM	FOR WHAT TERMS
LINCOLNSHIRE.—continued.		
The Manor of Eux and Wain Dapling, and the old national Lands, now Allotments, Townships, and Hereditaments therein belonging.	Berle Goodhead, Esq. and others (in Trust)	{ The Manor during pleasure, and the Domestic Lands for 12½ years, from 25th April 1817 }
The Manor of Epworth with Vauxhall and Haxby, and diverse Lands and Townships in Epworth, Selby, Gouson, and Haxby	Alexander Johnson, Esq. in the execution of Henry Frederick Lord Capot	14 years and 16 days, from 15th August 1817
Diverse Parcels of Land in the Parishes of Wotton and Cowthorpe	John Probert and Thomas Rob- ertson	10 years, from the 25th April 1817
The Manor of Barrow, Barrow, and Greshill, and diverse Messuages and Lands there	Samuel Upshley, Walter, and Charles Upshley, Esq.	{ The Manor during pleasure, and the Domestic Lands for 100 years, from 25th April 1817 }
A Messuage and Lands in Barrow and Greshill	Francis Parr, Gentleman	100 years, from 25th April 1817
Several Messuages and Lands in Barrow	Mercutio John Graham and William Graham	100 years, from 25th April 1817
NORFOLK.		
The Manor of Beeding Stone, with the Appurtenances, and several Allotments of Land	William Ashton Halsewell, Lord Ruffell	14 years, from 25th September 1817
WARWICKSHIRE.		
The Manor of Hampton-in-Arden, with diverse Messuages and Lands therein (not including the Woodlands)	George Lord Colthorpe	21 years, from the 14th December 1817
A Farm, called The Site of the Manor of Hampton-in-Arden	Robert Nicks, Esq.	27 years and 12½ days, from 14th February 1817
YORKSHIRE.		
Two Farms in Selby, called Selby Grange and Greenhaugh Grange	Dame Ann Hare Hildard, Widow	12½ years, from 25th April 1817

which have been before in Lease—continued.

No. 3.

ON NEW LEASES.

ON PRECEDING LEASES.

Annual Value per Survey as Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Other Considerations for NEW LEASES.	Annual Value per last preceding Survey, &c.	Rents reserved on last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
1,121 11 10	790 7 5	-	{ To account annually to the Auditor of the Land Revenue, for the net sum received from the Fines on the said Manors, and to pay the same to the Receiver General.	270 2 2	42 11 10	270 — —
1,212 11 10	1,212 11 10	-		128 11 10	128 11 10	—
1,212 11 10	1,212 11 10	-	{ Expenses of defending the Rights of the Crown, and of an Inclosure of the Commons within the Manor.	128 11 10	128 11 10	—
1,212 11 10	1,212 11 10	-		128 11 10	128 11 10	—
111 10 5	111 10 —	-	{ £100 to be allowed to the Lessee by the Crown, when they have put the whole of the House and Premises on the Estate into a complete state of repair.	10 1 —	1 17 7	100 — —
1,224 3 10	1,224 11 —	-		202 — 10	201 — 4	—
170 3 7	127 3 4	-	{ To account annually to the Auditor of the Land Revenue, for the net sum received from the Fines on the said Manors, and to pay the same to the Receiver General.	187 4 11	53 2 —	—
148 3 —	128 3 4	-		188 10 7	190 10 —	—
170 1 10	121 — —	-	{ To account annually to the Auditor of the Land Revenue, for the net sum received from the Fines on the said Manors, and to pay the same to the Receiver General.	70 3 10	3 11 3	140 — —
170 1 —	112 — —	-		174 11 —	70 12 —	140 — —
497 6 7	444 4 4	-	{ The sum of £100 to be paid by the Crown, in erecting a Barn on the Estate.	140 — —	13 4 4	100 — —
311 8 5	122 12 3	-		73 — —	3 11 —	900 — —
11,126 11 10	10,042 14 6	-		4,412 7 3	1,477 6 6	3,128 8 5

No. 2.

CLASS II.—Comprising Lands and Hereditaments which have not been before in Lease.

Provision to be granted.	TO WHOM.	FOR WHAT TERMS.	Annual Value, per Survey as Galk.	Rents to be reserved to Lessee.	Fines to be paid for the same.	Other Considerations for the Lessee.
CARMARTHENSHIRE.			£ s. d.	£ s. d.	£ s. d.	
All Quarries of Slate and Limestone, within a certain part of the Commote of Waun-odol called Goleu-y-Rhywa, in the Parishes of Llanidloes and Llanwrda, some of them	Thomas Jones, Esq. and others	31 years, from the date of the Lease	not ascertainable	2 — — and 1-10th part in value of all Slate and Limestone, to be raised from the Parishes	—	—
All Mines and Minerals within certain tracts of Waste Lands in the Parishes of Cilgwyn and Dolbenalleny, in the Hundred of Gwynedd	John Jones and others	31 years, from 1st Dec. 1853	not ascertainable	2 — — and 1-10th part in value of all Iron, Copper, and Minerals, to be raised from the Parishes	—	—
DENBEGHSHIRE.						
Two Parcels of Land in the Parish of Abergele, with Two Cottage several others, being parts of the Allotment set out for His Majesty, under the Act 31 Geo. 3. for "Inclosing Lands in the Parish of Abergele, in the County of Denbigh."	James Kerfoot	21 years, from March 1853	25 1 11	A Payment for the First Year 20 — — not getting for the remainder of the Term	—	To divide the Land into Two, or more, different Fields or Parcels, by a good Ditch and Quick Fence. The sum of £10 to be paid by the Crown to the Lessee, towards the sum to be laid out by him in the purchase of the Quirk for the said new Fences, to wit in the said new Fences shall have been completed.
MIDDLESEX.						
A small Parcel of Land in the Parish of Hampton, being part of the Allotment set out for His Majesty, under the Act 31 Geo. 3. for "Inclosing Lands in the Parish of Hampton, in the County of Middlesex."	Robert Thompson	21 years, from 30th April 1853	2 10 —	2 10 —	—	£200 in the lease, to be expended by the Lessee, in erecting a Cottage.
			21 12 21	22 10 —	—	

Appendix, No. 4.

A SCHEDULE of MESSUAGES or TENEMENTS and Curtilages, directed by Warrants of The Right Honourable the Lords Commissioners of His Majesty's Treasury, to be granted by Leases from the Crown, but which Leases are not yet completed:—Showing the annual Value of the Premises, as certified by Surveyors, upon oath; The Names of the intended Lessees; The Terms to be granted; The Rents to be reserved, and Fines to be paid for such Leases; The Insurances to be made against Fire; and other Considerations for granting the same respectively; And showing also, the annual Value of such parts of the Premises by the last preceding Surveys, or other Accounts; and the Rents reserved and Fines paid for the preceding Leases thereof.—In TWO CLASSES; viz.

CLASS I. Comprising such parts of the Premises as have been before in Lease.

CLASS II. Comprising such parts thereof as have not been before in Lease.

[*Note*.—IN the instances distinguished by an Asterisk (*), in which the last or present Leases contained other Houses and Grounds, besides those to be comprised in the intended new Leases, a proportionable part of the former annual Values, Rents, and Fines, is inserted in the last Three Columns of this Schedule.]

No. 4.

CLASS L.—Comprising Messengers of

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
BUCKINGHAMSHIRE.		
A Piece of Ground, called Cook's Close, with several Tenements and Buildings thereon, and an Acre of Land in South Field in Eton - - -	Mary Slater and James Slater -	30 years, from 3 July 1811 -
KENT.		
Three Houses, with Outbuildings, Yards, and Gardens thereon belonging to Grosvenor (the Grosvenor being part of a Close called Black Horse Field) - - - - -	Thomas Barton, Esq. Secretary to the Commissioners of Revenue - - - - -	43½ years, from 1 Jan. 1812 -
A Messuage, with Offices, Garden, and Pleasure Ground, in Sharnbrook Hill - - - - -	Thomas Longdon - - - - -	41 years, from 10 October 1813 -
MIDDLESEX.		
A Messuage on the West side of the Haymarket - - - - -	{ Edward Farrell, Clerk, at the nomination of Francis and Caroline Dwyer - - - - -	64½ years, from 10 October 1814 -
A Messuage, and Offices, in Fenny Garden - - - - -	- - - - -	16 years, from 1 August 1815 -
A Piece of Ground, being the greater part of the Ground on which the late-mentioned Messuage and Offices stand, for the site of a Messuage and Offices to be erected thereon - - - - -	Sir John Thomas Denby, Bart. - - - - -	{ 8½ years, to commence from the end of the said 16 years, and making up therewith 99 years -
Two Messuages on the West side of Brompton - - - - -	Thomas Adcock Greshill, Esq. - - - - -	48½ years, from 10 October 1819 -
Two Messuages on the West side of Duke-street - - - - -	{ Alexander Lamb (in Trust for James Delaney, Esq. and El. which live wife) - - - - -	39 years, from 1 April 1819 -
Two Messuages in Duke's Court - - - - -		
A Messuage on the North side of Elm-street, Spring Garden - - - - -	{ The Honorable James Abernethy - - - - -	39 years and 112 days, from 19 June 1818 - - - - -
A Messuage on the North side of Jermyn-street - - - - -	Richard Will - - - - -	7 years, from 1 April 1819 -
A Messuage and Garden on the West side of St. James's Place - - - - -	Frederic, Earl of Grafton - - - - -	{ 41 years and 47 days, from 17 February 1818 - - - - -
Six Messuages on the South side of High Holborn - - - - -	William Greaves - - - - -	30½ years, from 10 October 1812 -
Five Messuages on the East side of New Tottenham - - - - -		
Six Messuages on the West side of New Tottenham - - - - -		
Two Messuages on the North side of Finsbury-street - - - - -	Charles Randle - - - - -	60 years, from 1 July 1819 -
A Messuage on the North side of Great Rylands-street - - - - -	Joseph Charles Dole - - - - -	60 years, from 1 July 1819 -
A Messuage on the North side of Great Rylands-street - - - - -	- - - - -	- - - - -
A Piece of Ground on the South side of High Holborn, with a Messuage standing thereon - - - - -	Mary Tolson - - - - -	61½ years, from 1 April 1819 -
A Piece of Ground on the South side of High Holborn, with a Messuage standing thereon - - - - -	Edward Bullock - - - - -	61½ years, from 1 April 1819 -
A Messuage on the North side of King-street, near Jones's Square - - - - -	Adam Lee - - - - -	33 years, from 10 October 1813 -
A Piece of Ground on the East side of Abchurch-lane, and fronting the River Thames, with a House and other Buildings thereon - - - - -	James Richard Wood, Esq. - - - - -	{ 51 years and 348 days, from 27 April 1811 - - - - -
MARY-LE-BONE PARK ESTATE.		
A Piece of Ground, containing 1 a. 1 r. 10 b. in the South-west part of the said Park, with a capital Messuage, Lodge, Coach-house, Stables, Kitchens, and other Offices and Outbuildings, standing on part thereof - - - - -	James Barton - - - - -	59 years, from 10 October 1817 -

Tenements which have been before in Lease.

No. 4.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value, per Survey, in Cash.	Rents to be received in New Leases.	Fines to be paid for the same.	Insurance to be made against Fire.	Other Consideration for NEW LEASES.	Annual Value, per the preceding Survey, in Cash.	Rents received in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
<div> <div> <div>244 10 —</div> <div>including an</div> <div>apportion for</div> <div>the value of the</div> <div>Maintenance of old</div> <div>buildings on the</div> <div>site of the same.</div> <div>and new houses</div> </div> </div>	304 10 —	—	7,000 —	£1,400 to be expended in erecting three new Houses, and £233 in repairs	184 10 —	11 4 6	340 —
158 —	109 1 —	387 —	1,500 —	£150 Repairs	108 4 6	5 3 4	18 1 —
70 —	70 —	—	<div> <div>Two-thirds</div> <div>of the value of</div> <div>the Buildings</div> <div>thereon</div> </div>	£1,400 to be expended in erecting a new Dwelling house and Office	100 —	—	—
<div> <div>33 3 6</div> <div>Annual Value</div> <div>of the Ground,</div> <div>including an</div> <div>apportion for</div> <div>the value of</div> <div>old Materials</div> </div>	33 3 6	—	1,000 —	£1,000 to be expended in erecting a new House	141 14 2	1 —	18 1 3
440 —	440 —	—	1,500 —	£500 Repairs.	—	—	—
<div> <div>Annual Value</div> <div>of the Building</div> <div>Ground,</div> <div>154 15 —</div> <div>and, in lieu of</div> <div>the value of the</div> <div>Maintenance of old</div> <div>Buildings</div> <div>14 8 4</div> </div>	<div> <div>A Repair-Cum</div> <div>for the first year</div> <div>and a half,</div> <div>and afterwards</div> <div>15 6 6</div> </div>	—	<div> <div>Two-thirds</div> <div>of the cost of the</div> <div>new Buildings,</div> <div>being about</div> <div>1,500 —</div> </div>	£1,000 to be expended in erecting a new Dwelling-house, with Terrace and sub Offices in the rear thereof	178 11 —	14 10 3	—
78 —	33 10 —	473 —	1,100 —	£150 Repairs	107 11 —	14 10 —	22 7 —
115 —	56 —	607 —	1,500 —	£500 Repairs	—	—	—
180 —	55 13 —	141 —	1,500 —	£500 Repairs	177 —	14 13 10	38 — 6
37 —	48 13 6	94 —	1,500 —	£150 Repairs	30 —	3 14 —	30 —
200 —	184 17 —	431 —	1,500 —	—	101 9 —	112 9 —	—
364 —	354 3 —	1,042 —	10,400 —	£1,500 Repairs	308 —	41 1 —	150 —
72 —	48 2 4	450 —	1,100 —	£150 Repairs	45 —	7 11 —	123 —
47 —	48 17 —	598 —	500 —	£500 Repairs and new Office	—	—	—
<div> <div>30 10 —</div> <div>including an</div> <div>apportion for</div> <div>the value of old</div> <div>Maintenance</div> </div>	<div> <div>38 6 4</div> <div>including an</div> <div>apportion for</div> <div>the value of old</div> <div>Maintenance</div> </div>	—	1,100 —	£1,100 expended in erecting a new Dwelling-house	104 —	10 10 —	150 —
<div> <div>38 10 —</div> <div>exclusive of</div> <div>old Maintenance</div> </div>	<div> <div>45 6 6</div> <div>including an</div> <div>apportion for</div> <div>the value of</div> <div>old Materials</div> </div>	—	1,500 —	£1,500 expended in erecting a new Dwelling-house, and an Auction Room behind	—	—	—
70 —	46 11 —	125 14 —	1,500 —	—	30 —	3 18 6	45 —
240 —	127 9 —	950 —	1,500 —	£150 Repairs	100 —	13 12 —	150 —
107 10 —	<div> <div>13 12 —</div> <div>per annum for</div> <div>the first two</div> <div>years, and</div> <div>107 10 —</div> <div>per annum for</div> <div>the remainder</div> <div>of the Term</div> </div>	—	4,000 —	The Costs, Charges, and Expenses incurred in erecting and finishing the said Chapel Manse, and other Buildings	Part of Marylebone Park. Vide Note, Appendix, No. 5, page 11.		
4,377 12 —	Printed in 1848	Disputed by the University of Southampton	1,381 10 1	1,381 10 1	1,381 10 1	1,381 10 1	1,381 10 1

No. 4.

CLASS II.—Comprising Messuages or Tenements which have not been before in Lease.

Parties to be granted.	TO WHOM.	FOR WHAT TERMS.	Actual Value, per Messuage or Shop, as Cuck.	Rents to be received in New Lease.	Value to be paid for the same.	Insurance to be made against Fire.	Other Considerations for Lease.
MIDDLESEX.			£ s. d.	£ s. d.	£ s. d.	£	
A Piece of Ground for a Garden, part of Hampden Court Green	Henry Trail, Esq.	{ 99 years, from 25th Dec. 1814 }	14 — —	14 — —	—	—	{ Expense of enclosing the Ground, and power to remove the premises at any time
A Messuage in Hampden Court	Mathew Egerton Currieh, Esq.	{ 99 years, from 25th April 1815 }	48 — —	48 — —	—	500	£1500 Repairs.
(This House was occupied, until her Death, by Mrs. Mary Jackson, formerly Under Housekeeper at Hampden Court Palace.)							
A Plot of Ground for a Garden, on the South Side of the Red Cage Walk, St. James's Park	Thomas Burt Kemp, Esq.	{ 99 years, from 25th April 1815 }	17 17 6	17 17 6	—	—	{ The Costs and Charges of enclosing the Ground with Iron Railings, and of laying out the same as an ornamental Garden, with power to remove the Premises at any month or season, on repayment of a proportional part of the expense of Inclosure.
A Plot of Ground for a Garden, on the South Side of the Red Cage Walk, St. James's Park, adjoining westwards to the last-mentioned Plot	James Barchard, Esq.	{ 99 years, from 25th April 1815 }	10 10 —	10 10 —	—	—	50 Repairs.
A Plot of Ground on the North Side of Whitehall Place, with a Messuage lately erected thereon	Robert Todd	{ 99 years, from 25th April 1815 }	28 18 —	37 — —	—	—	{ The Costs, Charges, and Expenses of erecting and finishing the said Messuage.
			149 2 6	142 7 6	—		

Appendix, No. 5.

AN ACCOUNT of all FREE-FARM and other UNIMPROVEABLE RENTS which have been sold by The Commissioners of His Majesty's Woods, Forests, and Land Revenues, from the time of making their Second Report to the time of making their Third Report to the Legislature; and of the Purchase Money paid for the same; by virtue of an Act of Parliament passed in the 34th year of His Majesty's Reign, intituled "An Act for the better Management of the Land Revenue of the Crown, and for the Sale of Fee-Farm and other Unimproveable Rents;"—and of an Act, passed in the 50th year of His Majesty's Reign, intituled "An Act for uniting the Offices of Surveyor General of the Land Revenues of the Crown, and Surveyor General of His Majesty's Woods, Forests, Parks and Chases;"—which Purchase Money has been applied to the purposes of the New Street Act, 53 Geo. 3, cap. 121, pursuant to the Act 54 Geo. 3, c. 70.

No. 5. AN ACCOUNT OF ALL FEE FARM AND OTHER UNIMPROVEABLE RENTS, &c.

DATES of Concessions.	NAMES of PURCHASERS.	RENTS SOLD.	LAND TAX ALLOWED.	PURCHASE MONEY.
		ENGLAND.	£ s d	£ s d
		BERKSHIRE.		
1814. August 20.	Robert Palmer, Esq.	For East Park, in Goring	5 6 8	100 15 —
		CAMBRIDGESHIRE.		
July 3.	William Paine, Farmer	For Lands at Barwell	— — 3	— 11 6
—	William Mearns, Gent.	For Lands at Norton	— — 4	— 5 —
		DERBYSHIRE.		
1815. May 10.	John Henry Duke of Rutland	For a Grange and Throre Halls and Tithes in Drumsfield and Hunsford	5 — —	104 — —
	William Clay, Esq.	For Lands at Pilsley	— 6 —	3 16 —
		DEVONSHIRE.		
May 13	George Trench, Esq.	For Lands and Tithes in Trevena alias Teynes	— 3 3	} 2 13 4
		For Do. in Hunk alias Hemock	— 3 3	
1816. May 4	Sir John Kennaway, Bart.	For Lands and Tithes, called Cockpits, in Frylandbury	— 3 3	4 27 6
		ESSEX.		
May 4.	Rev. James Black, B.D.	Part of a Farm of 100 Acs. being out of Tithes called Crutcher Farm, in Colchester	— 1 4	6 — —
August 21.	Henry Lambert, Esq.	For Lands in Little Tye	— 6 6	9 15 —
		HEREFORDSHIRE.		
May 4.	John Smith, Esq.	For Lands in Leominster	— 6 8	20 — —
		LONDON.		
1817. May 25.	Burgesses of St. Paul	For the Three Mercers Dues in the Old Church	— 8 —	10 8 —
		NORTHAMPTONSHIRE.		
1818. October 3.	Moses Lumley, Gent.	For a Tithes in Somford, St. Martin	— 6 —	8 5 —
		OXFORDSHIRE.		
1818. July 24.	Arthur Jones, Esq.	For Lands in Crickley	— 13 4	18 10 —
August 17.	William Higgins, Surgeon	For a Tithes in Heyport	— 1 —	1 10 —

An Account of all Fee Farm and other unimproveable Rents, &c.—continued.

No. 5.

DATE of Concession.	NAMES of PURCHASERS.	RENTS SOLD.	LAND TAX ALLOWED.	PURCHASE MONEY.
		SUFFOLK.	£ s. d.	£ s. d.
1814. March 16.	John Kay Kemp, Gent.	For Land in Gedge (Rohdys Ham- dun)	— 4 —	5 14 —
July 4.	Agas Parryman, Esq.	A Fee-farm or Cattle Court Rent of 1s. per Turn, at Twenty Weeks and Term, for one Hound and Bitch, per annum	— 2 6	10 3 —
1817. Feb. 17.	John Baker and John Jennings, Chaplewardens of Thorton Parish	For a Sale Fee there	— 1 —	1 7 —
August 1.	Thomas Weston, Esq.	For a Tenement and Land at Peck- ford, called Scuder Bush Farm (Ham- dun)	— 5 —	— 11 6
1818. May 4.	Orrell Kay Oshon, Esq.	For Lands at Newton	— 1 —	1 — —
—	John Frow, Esq.	For Whiston Hall also Hamdon, in Eke- bidge Hundred	— 10 6	— 1 6
—	Rev. Genl Eldon, B.D.	For the Rectory of Eton	— 17 —	12 10 —
1818. July 4.	Thomas Fildes, Esq.	For the King's Mill, in Wiche	— 10 —	19 — —
		YORKSHIRE.		
1818. Dec. 31.	James Walker, Esq. Kayman of Hull (Wintable Rent)	For the Fees of a Class of Pasture, in Myton also Myton	— 4 4	— 17 10 —
		For the Fees of a Class, called Gell- low Class, within the Lordship of Myton	— 3 —	
		£	17 13 7	408 12 6

No. 5. An Account of all Fee Farm and other Unimprovable Rents, &c.—continued.

DATES of Conveyances.	NAMES of PURCHASERS.	RENTS SOLD.	LAND TAX ALLOWED.	PURCHASE MONEY.
		WALES.	£ s. d.	£ s. d.
		SHERBORNESHIRE.		
1867.				
May 21. 1868.	William Gwyn, Gent. . . .	For Ulke Mill	£ — —	104 18 —
May 12.	Henry Fleming Esq, Viscount Hardford, Former Viscount of England	For part of Llanygwr Hecrocy	4 12 4	111 — —
		DEBENHAMSHIRE.		
—	John Jones, Esq.	For Lands in Gwydyr also Gwydyr Court Lands	1 14 2	27 4 6
		PENBROOKSHIRE.		
August 27.	John Francis Mayrick, Esq. . . .	For Land in Sgrym	2 2 2	— 16 —
		For Do. in Cockland	— 18 6	— — —
		For a Tenement in New Courts, lately in the tenure of David Andrew	— 16 —	— — —
		For several Tenements in New Courts, lately in the tenure of John Griffith, Walter Bridford, Henry Saunders, and Owen Cocks	1 17 —	— 6 —
		For a Tenement in New Courts, lately in the tenure of John Micholls	2 4 —	— 8 —
		For a Tenement called Fyngton, formerly in the tenure of James Ball	1 8 2	— 4 —
		For Land in Sgrym	— 12 6	— — —
		For Land lately in the tenure of Owen Cocks	— 10 —	— — —
		£	25 18 2	228 12 6

TOTALS.		RENTS SOLD.	LAND TAX Allowed.	PURCHASE Money.
		£ s. d.	£ s. d.	£ s. d.
in ENGLAND		17 18 2	2 14 4	426 11 6
in WALES		25 18 2	2 18 —	228 12 6
		£	40 17 —	654 24 —
Land Tax allowed			£ 14 4	
Net Amount			25 4 8	

Appendix, No. 6.

A SCHEDULE of all Manors, Buildings, Lands, and other Hereditaments belonging to the Crown, which have been sold by the Commissioners of His Majesty's Woods, Forests, and Land Revenues, since the time of making their Second Report to The Legislature, by virtue of the Act 48 Geo. 3, cap. 78, to improve the Land Revenue of the Crown in England; or of the Act 54 Geo. 3, cap. 70, for the further improvement of the Land Revenue of the Crown:—Showing the Dates of the Contracts for such Sales respectively; The Premises comprised therein; The Names of the Purchasers; The annual Value of the said Premises, as returned on oath, by the Surveyors employed to survey the same; The Terms unexpired of the subsisting Leases at the time of the Sale, and the Purchase Money paid for the Premises; And also showing the annual Value of such parts of the Premises as had been held under Lease by the last preceding Surveys, or other Accounts; and the Rents reserved and Fines paid for the last, or subsisting Leases thereof.

[*Note*.—IN the instances in which the Leases contained other Premises, besides those which have been sold, and which are distinguished by an Asterisk (*), a proportionable part of the last yearly Value, Rents, and Fines, is inserted in this Schedule.]

No. 6.

Schedule of all Manors, Buildings, Land

DATE OF CONTRACT.	PREMISES SOLD.	NAMES of PURCHASERS
	BRICKENSHIRE.	
1849. June - - - 10	The Manor of Pockley Wotton - - - -	Charles Claude Clifton, Esq. - -
	CAMBRIDGESHIRE.	
1849. February - - 27	That part of Newmarket Heath, containing 171 a. 00. 77. which lies in the Parish of Barwell, formerly part of the Eborac Estate - - -	Trustees for The Jockey Club - -
	DERBYSHIRE.	
1846. August - - - 28	Several small parcels or slips of land, containing together 1 a. 00. 27 f. near the Castle of Dronfield - - - -	Fery Clough, W ^m - - -
	DEVONSHIRE.	
1846. April - - - 19	The Manor of West Ashford, with the Appurtenances - - - -	John Williams, Esq. - - -
	FLINTSHIRE.	
1846. December - - 30	A Parcel of Land, comprising 202. 00. 12 f. in the Parish of Cerrigy, allotted to His Majesty in virtue of the rights of "tail, under the Act 49th Geo. 3d. for "Inchings" Lands in the Parish of Cerrigy, in the County of Flint - - -	Sir Thomas Murray, Bart. - -
	GLoucestershire.	
1846. February - - - 7	Three small Parcels, situate within the Parish of St. Giles, containing together 12. 12. 200. with the Buildings thereon, near the Gate of the Castle of Gloucester, and formerly held with the Office of Constable and Keeper of that Castle - - -	John Phillips, Esq. - - -
	HERTFORDSHIRE.	
1846. March - - - 11	The Manor of Marshcheywood - - - -	Joseph Thompson Halsey, Esq. - -
	NORFOLK.	
1846. November - - 10	An Abatement of Land in the Parish of Norwich, containing 42. 00. 18 f. allotted to His Majesty under the Act 49th Geo. 3d. for "Inchings" Lands in the Parish of Norwich, in the County of Norfolk - - -	Charles Meredith, Esq. - - -
	RADNORSHIRE.	
1846. April - - - 9	An Abatement of Land in the Parish of Ebbw, containing 362. 00. 49 f. 100 allotted to His Majesty under the Act 49th Geo. 3d. for "Inchings" Lands in the Parish of Ebbw, in the County of Radnor - - -	Richard Price, Esq. - - -
	SURREY.	
1846. June - - - 12	Two Parcels of Land, containing together 124. 00. 00. in the Parish of Chertsey, allotted to His Majesty, among others, under the Act 49th Geo. 3d. intended "An Act for draining, enclosing, and subdividing the open Common Fields, in Merton, Putney, Camberwell, Wandsworth, and the Parish of St. James, in the County of Surrey" - - -	Edmund Beakes, Esq. - - -
	Worcestershire.	
1846. May - - - 16	The Manor, or reputed Manor of Ouseley - - - -	Henry Goss, Esq. - - -

No. 6. Schedule of all Manors, Buildings, Lands, and other Hereditaments, &c. sold by the Commissioners—continued.

(†) WHICH SUM OF £14,417. 15. 0. PURCHASE MONEY, has been disposed of as follows;—viz.

	£	s.	d.
Placed to the Account called "The New Street Account," in the Bank of England, under the Act 54 Geo. 3, cap. 70	13,157	15	—
Placed to the Account called "The Navy Timber Nursery Fund," also there under the said Act 54 Geo. 3, cap. 70	1,260	—	—
	£	14,417	15 —

Appendix, No. 7.

A SCHEDULE of all Manors, Buildings, Lands, and other Hereditaments belonging to The Crown, which have been sold by the Commissioners of His Majesty's Woods, Forests, and Land Revenues, since the time of making their Second Report to the Legislature; by virtue of the Act 37 Geo. 3, cap. 97, intitled, "An Act for ratifying Articles of Agreement entered into " by the Right Honourable Henry Hall Viscount Gage, and the Commis-
" sioners of His Majesty's Woods, Forests, and Land Revenues, and for the
" better management and improvement of the Land Revenues of the Crown:" Showing the Dates of the Contracts for such Sales respectively; The Premises comprised therein; The Names of the Purchasers; The annual Value of the said Premises, as returned on oath by the Surveyors employed to survey the same; The Terms unexpired of the subsisting Leases at the time of the Sale; and the Purchase Money paid for the Premises; And also showing the annual Value of such parts of the Premises as had been held under Lease, by the last preceding Surveys, or other Accounts; and the Rents reserved, and Fines paid for the last, or subsisting Leases thereof.

[*Note*—IN the instances in which the Leases contained other Premises besides those which have been sold, and which are distinguished by an Asterisk (*), a proportionable part of the last yearly Values, Rents, and Fines, is inserted in this Schedule.]

Schedule of all Manors, Buildings, Lands.

DATE of CONTRACT.	PREMISES SOLD.	NAMES of PURCHASERS.
1812.	ANGLSEA.	
May - - - 25	A Messuage and Lands containing 48a. 3a. 4a. in Downey and Cynedra, in the Parish of Llanfihangel-yddol Llanfihangel	Mr John Thomas Stanley, Bart.
1813.	BERKSHIRE.	
December - - 9	The Site and Rents of Wallingford Castle, and seven other parcels of Lands, containing together 20a. 3a. 18a. in Wallingford, with the Buildings thereon	James Blackman, Esq. LL. D.
- - - 18	Seven Parcels of Land in Freyne Cove Marsh in the Parish of Reading, near the Town of Wallingford, containing together 3a. 4a. 38a.	Robert Ashby and Robert Green
- - -	A Parcel of Ground, containing 4a. 1a. 31a. in Wallingford	Charles Greenwood, Gent.
1818.		
February - - 21	Three Pieces of Land near the Town of Wallingford, containing together 11a. 2a. 10a.	Edward Wells, Esq.
- - -	A Piece of Meadow Ground in Wallingford, containing 1a. 2a. 1a.	Charles Archibald Allen, Esq.
- - -	A Piece of Meadow Ground there, containing 7a. 2a.	William Hiland
- - -	A Messuage and two Pieces of Land there, containing together 3a. 1a. 4a.	John Jones
March - - 28	The Rectory in the Crown adjacent to the Palace of Mary Made of St. Gilbert Toller, Knights, Cursons in a Green made 25th King Henry 8th, in the Parish of Wallingford, containing 36a. 3a. 18a. in the Parish of Wallingford	George Milford, Esq.
April - - 3	The Manor of Bury, with the Court House within the said Manor, and a Parcel of Land situate adjoining, containing by estimation 1a. 2a.	Francis Grenfell, Esq.
- - - 4	The Manor of Cockburn	George Smyth, Esq.
- - - 7	A Messuage in Bore-croft in Abingdon	Thomas Colledge
- - - 7	A Messuage in Bore-croft in Abingdon	John Polley
December - - 19	Seven Acre or Part of Land, late part of the Old Farm at Reading, containing together 1a. 3a. 38a.	The Trustees and the Navigation Commissioners
1819.		
May - - - 4	A Piece of Garden Ground, containing 2a. 3a. 14a. in the Parish of New Wombourne	John Barker, Esq.
- - - 20	Eight Lots, with Outbuildings, Parks, Gardens and Park, or inclosed Lands, containing 37a. 2a. 23a.	Mr William Wynne, Esq.
- - -	And Five Acrements or part under the Windsor Forest Inclosure Act, of Waste Lands in Wallingford Parish, containing 37a. 2a. 23a.	Thomas Dawson, Esq.
1819.	BUCKINGHAMSHIRE.	
January - - 11	Two Dwelling-houses, with sundry Workshops and other Buildings in Eton	John Jennings
- - -	Two Pieces of Ground there, and a Wharf	William Henry Coker
- - -	Two Dwelling-houses with Backland Gardens there	John Leary
- - -	A Dwelling-house with sundry Work and other Buildings, and Gardens there	James Spilman, Gent.
- - -	A Piece of Meadow, Stables and Ground there	William Norwood
- - -	A Piece of Ground there	Henry Ensign
- - -	A Dwelling-house and Garden there	George Milnes Southcombe
1819.	CAMBRIDGESHIRE.	
January - - 26	A Parcel of Land in Great-hinton, containing 1a. 2a. 4a. inclosed under Crown, on the petition of Richard Edmund of Pains	William Hunt, Esq.
March - - 30	A Tenement, Office and Garden, called The Manse, at Newmarket	George Leigh, Esq.
May - - 4	A part of Newmarket Palace	John Holland, Thomas Holland, and Sarah Holland
1819.	CHESHIRE.	
December - - 10	The hundred of Nantwich, or, Office of Bailiffs of the said Hundred	George James, Master of Chancery
1818.		
March - - 18	The common Balldene of Macclesfield, and all Customs and Profits thereon	Timothy Jones
1819.		
January - - 3	A Piece of Ground with several old Buildings thereon, near Saint Martin's Church, in the Parish of St. Martin, in the City of London	Edward George Wynne, Esq.

and other Hereditaments, &c. sold by the Commissioners.

No. 7.

Annual Value, per Survey on Cash.	Terms, excepted of redeeming Leases at the Time of Sale.	Purchase Money.	Annual Value per lot, preceding Survey, &c.	Rents reserved in last Lease.	Fines paid for last Lease.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
31 10 —	—	1,435 5 —	2 9 1	1 12 10	31 — —
—	—	1,584 12 —	—	—	—
—	—	480 — —	—	—	—
—	—	401 — —	—	—	—
151 4 11	—	1,249 00 —	—	—	—
—	—	357 4 4	—	—	—
—	—	714 — —	—	—	—
—	—	642 — —	—	—	—
—	—	30 — —	—	—	—
Being computed at 5 per Cent. on the Considera- tion Money	—	—	—	—	—
505 — —	—	4,000 — —	—	—	—
13 14 7	—	3,250 — —	—	—	—
9 10 —	2 year and 250 days.	151 — —	—	—	—
15 — —	1 year and 250 days.	170 — —	—	—	—
19 4 9	—	131 5 —	—	—	—
7 10 —	—	141 — —	—	—	—
527 00 —	—	4,750 — —	—	—	—
Being computed at 5 per Cent. on the Considera- tion Money	—	—	—	—	—
—	—	150 — —	—	—	—
—	—	160 — —	—	—	—
—	—	141 — —	—	—	—
34 — —	—	100 — —	—	—	—
—	—	151 — —	—	—	—
—	—	50 — —	—	—	—
—	—	141 — —	—	—	—
12 5 2	—	160 — —	—	—	—
14 12 —	—	141 — —	—	—	—
Being computed at 5 per Cent. on the Considera- tion Money	—	—	—	—	—
50 10 —	—	1,410 — —	—	—	—
—	—	—	—	—	—
11 18 —	—	100 — —	—	—	—
60 — —	—	1,500 — —	—	—	—
12 — —	—	—	—	—	—

No. 7.

Schedule of all Manors, Buildings, Lands,

DATE of CONTRACT.	PREMISES SOLD.	NAMES of PURCHASERS.
CORNWALL.		
February	2 The Manor of Camozan, with the Appurtenances	James Esdaile & Williams, Esq.
DORSETSHIRE.		
October	15 A Parcel of Land, called The Holy Church Ditch; and certain small Pieces of Land held thereof; and all Rocks, Walls, and Quarries of Stone, under the same	George Lord Kinnaird
ESSEX.		
August	25 Two Parcels of Land, consisting together 34. 10. 12, in the Parish of Bocking; with a House and other Buildings thereon	Joseph Purdon, Esq.
	A Parcel of Land, containing Four Acres, in the Parish of Bocking; with a Cottage thereon	John Russell, Gent.
	29 A Piece of Ground, called Blackman's Grove, in the said Parish of Bocking; containing 24. 10. 20.	John Ashman, Gent.
August	25 Three Parcels of Land, consisting together 34. 10. 23, in the said Parish; with Two Houses and other Buildings thereon	John Kynaston, Esq.
KENT.		
December	26 The Homestead of Oostbrook, Bocking, Blackman, Lilliesmead, Ravenshoe, and Great Barfield	Rev. John Law, D. D.
LANCASHIRE.		
May	7 The Manor of Warton, with an Allotment of Land, containing 57a. 3a. 10b. and all Mines and Minerals within the said Manor	Thomas Loman, Esq.
March	1 Several Champs of Land, amounting together 47a. 2a. 14b. called Middle Heyes, in Cheshire	William Tattersall
MIDDLESEX.		
December	9 A Parcel of Land in the Parish of Hampton, containing 2a. 2a. 4b. being part of the Allotments set out for the Highway, under the Act 1790 Chap. 5, for "enclosing Lands in the Parish of Hampton, in the County of Middlesex"	John Brown
	12 A Piece of Ground in the said Parish, parcel of the same Allotments, containing 1a. 2a.	George Wade
	A Parcel of Ground, containing Two Acres, in the said Parish, parcel of the said Allotments	William Turnbull, Esq.
	30 Five Parcels of Land, in the said Parish, parcel of the same Allotments, amounting together 12a. 1a. 30b.	Charles Hodge Ware
January	22 A Messuage and several Parcels of Land, amounting 47a. 2a. 14b. called Crown Hill Farm, or Highway, in the Parish of Saint Mary Magdalen, formerly called Highway Ward	John Gregory, Esq.
	24 A Piece of Ground, in the Parish of Hampton, parcel of the Allotments set out for the Highway, under the Act 1790 Chap. 5, for "enclosing Lands in the Parish of Hampton, in the County of Middlesex," containing 3a. 2a. 30b.	Samuel Goodfield, Esq.
	A Piece of Ground, in the said Parish, parcel of the same Allotments, containing 3a. 2a. 30b.	Thomas Rowson, and George Harrison, Esqs.
April	9 A Parcel of Ground, containing 2a. 2a. 10b. in the said Parish, parcel of the same Allotments	Robert Lawrence

and other Hereditaments, &c. sold by the Commissioners—continued.

No. 7.

Annual Value, per Survey on Dub.	Terms assigned of redeeming Leases at the Time of Sale.	Purchase Money.	Annual Value, per last preceding Survey, &c.	Rents reserved in last Leases.	Value paid for last Leases.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
24 11 4	- - -	1,400 -- --	50 1 11	4 12 5	100 -- --
18 06 4	- - -	754 10 --	5 -- --	-- 8 4	10 -- --
- - -	- - -	1,014 -- --	10 15 7 2	1 17 4	42 11 9
- - -	- - -	487 10 --			
120 11 1	- - -	287 1 --			
- - -	- - -	410 -- --			
50 10 -- { being computed at 5 per Cent. on the Com- mission Money }	- - -	1,010 -- --	not exceeding the Rent	2 -- --	--
120 10 -- { being computed at 5 per Cent. on the Com- mission Money }	- 2 -	8,410 -- --	-	{ This Money had not for a very long pe- riod been granted on Leases }	
97 6 --	- - -	1,245 -- --	24 11 1	10 -- --	40 -- --
4 10 -- { being computed at 5 per Cent. on the Com- mission Money }	- - -	90 -- --	-	Never in Leases.	--
11 -- -- { being computed at 5 per Cent. on the Com- mission Money }	- - -	140 -- --	-	Never in Leases.	--
5 10 -- { being computed at 5 per Cent. on the Com- mission Money }	- - -	110 -- --	-	Never in Leases.	--
14 12 10 { being computed at 5 per Cent. on the Com- mission Money }	- - -	1,098 17 --	-	Never in Leases.	--
120 -- -- { being computed at 5 per Cent. on the Com- mission Money }	18 years and six days -	7,000 -- --	140 -- --	104 -- --	--
11 -- -- { being computed at 5 per Cent. on the Com- mission Money }	- - -	140 -- --	-	Never in Leases.	--
9 -- -- { being computed at 5 per Cent. on the Com- mission Money }	- - -	110 -- --	-	Never in Leases.	--
5 -- -- { being computed at 5 per Cent. on the Com- mission Money }	- - -	110 -- --	-	Never in Leases.	--

No. 7.

Schedule of all Manors, Buildings, Lands

DATES of CONTRACTS.		PREMISES SOLD.	NAMES of PURCHASERS.
1817.		OXFORDSHIRE.	
November	11	The Manor of Glosford, Part of the Honour of Ewelme	William Ward, Esq.
December	28	The residue of the old Manor House and divers Parcels of Land, containing together 11 a. 3 s. 6 r. in Ewelme	Edward Ridge, Esq.
1818.			
February	28	Four Parcels of Land, containing together 11 a. 12 s. 6 r. in the said Parish	James Warner
December	20	The Honour of Ewelme (except certain Manors, being Manors thereof) The Manor of Ewelme	Josh. Bonington, Esq.
1819.		SOMERSETSHIRE.	
December	11	Two Parcels of Land, in Queens Chapel, containing together 34 s. 3 s. 6 r. reserved to the Crown on the death of Dorothy Courtenay, she not having devised the same, or leaving any issue her surviving	Charles Capet Courtenay, Esq.
	22	A Messuage, and divers Parcels of Land there, containing together 9 a. 3 s. 4 p. part of the same ancient	George Tison, Esq.
1818.			
January	8	Four Parcels of Land there, other part of the same ancient, containing together 12 a. 2 s. 10 r.	Jermiah Longman
December	3	Divers Messuages, or Burgage Tenements, in the Town of Taunton	Alexander Barry, Esq.
1819.		SOUTHAMPTON.	
April	28	A Parcel of Land, containing 12 a. 2 s. 10 r. called Court Garden, in the Parish of Lindeham	The Right Hon. George Henry Bosc
1819.		SURREY.	
December	9	Two Parcels of Land, in the Parish of Egham, containing together 12 a. 2 s. 6 r. with an old Cottage thereon, being part of the Allotments set out to His Majesty under the Act 24 Geo. 3, the "Acting Land in the Parish of Egham, in the County of Surrey"	William Beville, Esq.
	18	Divers Parcels of Land, containing together 34 a. 3 s. 10 r. in the said Parish, with a House and other Buildings thereon	Lord Ashbrook
1819.		SURREY.	
December	14	The Manor of Chisleworth A Messuage, called Columella Lodge, in the Parish of Hordesham, with the Lands belonging thereto and to Chisleworth Lodge, being more detailed, containing 17 a. 3 s. 10 r.	Charles Everfield, Esq.
1819.			
December	9	Divers Parcels of Land, containing together 42 a. 2 s. 17 r. in the Parish of Reilly	Edward Jermiah Curtis, Esq.
		Three Parcels of Land, in the Parish of Pinnerworth, containing together 17 a. 2 s. 10 r.	Thomas Pe, Esq.
1818.			
January	13	Divers Parcels of Land, containing together 22 a. 3 s. 3 p. in the Parish of Reilly, with a Barn, Stable, and other Buildings thereon	George Kegg, Esq.
1819.			
May	12	Three Messuages or Tenements in Lower or Upper Street, in the Town of Eps	Daniel Hale and Lewis Mayson
1819.		WILTSHIRE.	
August	28	A Messuage, called The Green Lodge, in the Parish of Bampton, and certain Lands called Church Woods, containing 43 a. 2 s. 6 r. A Messuage, called Wyld's Lodge, in the said Parish, and certain Lands therein belonging, containing 43 a. 2 s. 6 r.	Joseph Poole, junior, Esq.
Printed		Three Parcels of Land in the said Parish, being part of Wyld's Lodge Farm, containing together 43 a. 3 s. 6 p.	Thompson Post (Esq.)

and other Hereditaments, &c. sold by the Commissioners—continued.

No. 7.

Annual Value, per Survey on Sale.	Years unexpired of existing Lease at the Time of Sale.	Purchase Money.	Annual Value, per last preceding Survey, &c.	Rent reserved to last Lease.	Rent paid for last Lease.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
{ being computed at 5 per cent. on the Com- mission Money }	- - -	160 — —	—	—	—
{ 40 14 3 }	- - -	1,400 13 6 }	* 13 17 10 }	1 12 4 }	28 13 3 }
{ 13 7 — }	- - -	310 — — }	—	—	—
{ being computed at 5 per cent. on the Com- mission Money }	- - -	1,200 — —	—	—	—
10 14 11	- - -	304 6 —	- - -	None in Lease.	—
23 11 —	- - -	1,013 7 6	- - -	None.	—
13 9 8	- - -	1,018 9 6	- - -	None.	—
160 12 4½	1 year - -	4,000 — —	20 — —	14 4 —	—
20 13 6	- - -	834 14 3	* 7 3 —	— 14 1½	55 8 10
{ being computed at 5 per cent. on the Com- mission Money }	- - -	140 7 6	- - -	None in Lease.	—
{ 54 10 — }	17 years and 195 days -	1,450 — —	<p>These Premises are parcels of certain Towns and Lands which, with the Manor House of Epsom, were granted, 20th November 1266, to Richard I. King, when deceased, at a rent of 4 pence 2d. The yearly value, and the proportion of the Rent paid as caput thereof, are included in the preceding selling in that Order, stated in the Fourth Report of the Surveyor General of the Land Revenue to the Legislature, Appendix, No. 1.</p>		
{ being computed at 5 per cent. on the Com- mission Money }	- - -	1,200 — —			
{ 30 — — }	- - -	1,018 14 3			
{ 117 — — }	- - -	1,303 17 3 }			
{ 13 — — }	- - -	1,010 — — }	48 13 4 }	10 — — }	— }
{ 14 — — }	- - -	840 3 — }	—	—	—
73 — —	14 years and 114 days -	300 — —	16 — —	3 3 —	10 — —
{ being computed at 5 per cent. on the Com- mission Money }	- - -	10,344 18 —	210 13 —	18 11 4	600 — —
{ 100 — — }	- - -	1,010 10 — }	100 — — }	40 13 — }	342 10 — }

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No. 7.

Schedule of all Manors, Buildings, Lands, &c. sold—continued.

DATE of CONTRACT.		PREMISES SOLD.		NAMES of PURCHASERS.	
(Sup.		YORKSHIRE.			
February	17	Direct Parcels of Land, containing together 122. 00. 300. in the Parish of	Go George Wood, Knight	-	(4)
	18	A Parcel of Land there containing 32. 32. 10.	John Bamforth, Esq.	-	(5)
March	5	A Dwelling-house and Garden there, containing 02. 22. 300.	Richard Crocker	-	(6)
		Two Parcels of Land there, containing 32. 32. 10.	Richard Armitage	-	(6)
	8	A Parcel of Land there, containing 22. 32. 50.	John Allen	-	(6)
		A Cottage and Garden there, containing 02. 02. 340.	Joseph Rapson	-	(7)
		A Cottage and Garden there, containing 02. 02. 340.	Matthew Arkison	-	(8)
	13	A Cottage and Two Gardens there, containing 02. 22. 340.	James Fower	-	(8)
		A Parcel or Allotment of Land there, containing 32. 02. 100.	John Green	-	(9)

(continued.)

	Actual Value, per Survey on Oath.			Terms expressed of redeeming Leases at the Time of Sale.		Purchase Money.			Actual Value, per last preceding Survey, &c.			Rents received in last Leases.			Fines paid for last Leases.		
	£	s.	d.			£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
(6)	-	-	-	-	-	1,470	-	-	* 32 1 3	5 00 00	114 14 1						
(6)	-	-	-	-	-	770	-	-									
(6)	-	-	-	-	2	137	-	-									
(6)	-	-	-	-	-	440	-	-									
(6)	32	22	9	-	-	653	-	-									
(7)	-	-	-	-	-	90	-	-									
(8)	-	-	-	-	-	10	-	-									
(8)	-	-	-	-	-	203	-	-									
(8)	-	-	-	-	-	103	-	-									
	4,000	7	8	-	-	100,604	4	3 (5)	1,300	00	0	303	00	0	2,500	10	0

(†) Which Sum has been carried to the Account called "The Woods and Forests Fund," at the Bank of England.

Appendix, No. 8.

AN ACCOUNT of LAND TAX charged on Estates belonging to the Crown, redeemed by the Commissioners of His Majesty's Woods, Forests, and Land Revenues, and of the Three per Cent. Bank Annuities transferred to the Commissioners for the Reduction of the National Debt, as the consideration for such Redemption; from the time of making to the Legislature the Second Report, to the time of making the Third Report, of the said Commissioners of His Majesty's Woods, Forests, and Land Revenues.

No. 8. Account of Land Tax charged on Estates belonging to the Crown, which has been redeemed by the Commissioners.

DATES of CONTRACTS for Redemption.	LAND TAX Redeemed.	ESTATES CHARGED THEREWITH.	STOCK TRANSFERRED.	
			Crown.	Redeemed.
	£ s. d.		£ s. d.	£ s. d.
	1,514 11 4	Amount of Land Tax redeemed, and of Stock transferred for the same, according to the Accounts comprised in the Appendix to the Second Report of the Commissioners of His Majesty's Woods, Forests, and Land Revenue	15,514 4 10	3,572 11 11
1812.		DURHAM.		
March 1.	4 2 10	The Island, called Holy Island, containing 56 a. 3 r. 3 p.	117 7 3	
1813.		ESSEX.		
January 4.	2 8 —	Seven Lands in Lambourne Parish, part of Hanning Park Farm, containing 14 a. 6 r. 3 p.	22 — —	
	1 16 —	Seven Lands in the Parish of Stoughton Almon, other part of Hanning Park Farm, containing 84 a. 34. 3 p.	22 — —	
1814.		LANCASHIRE.		
June 14.	1 9 2	Seven Lands, called Sub Hill Hayes, in Cheshire, containing 47 a. 13. 14 p.	34 7 10	
1816.		LEICESTERSHIRE.		
February 3.	17 10 2	A Messuage and Lands in the Parish of Croft	641 12 4	
March 9.	20 12 10	The Manor of Wintress, and seven Lands and Messuages therein belonging	718 17 3	
1817.				
July 23.	14 8 4	The Manor of Langen-pate Messuages, with seven Messuages and Lands in Langton, Woodhall, and Horncastle	518 14 4	
1818.		MIDDLESEX.		
April 2.	9 3 4	A House and Wharf in Aldington-street	216 9 3	
June 14.	173 5 —	Seven Messuages in Pall Mall, Sans Allans-street, Carlton-place, Little Charles-street, and Great Charles-street	6,347 — —	
1818.				
January 2.	46 7 9	Seven Messuages in the Haymarket, Pall Mall, and Market-lane	2,411 2 10	
	27 11 2	Seven Messuages in Pall Mall and Sans Allans-street	1,304 14 4	
	34 10 —	Seven Messuages in the Haymarket and Market-lane	1,463 — —	
	17 7 —	Seven Messuages in Charles-street and Charles-court	691 10 —	
	4 4 3	Two Messuages in Little Charles-street and One Messuage in Market-lane	118 2 4	
19.	51 4 7	Seven Messuages in Piccadilly and Jermyn-street	2,048 14 7	
April 4.	43 14 12	Seven Messuages in Jermyn-street, Manners-street, and Black Street	— — —	1,284 — 4
	3 4 4	Three Messuages in Market-lane	— — —	107 18 11
1817.		NORTHAMPTONSHIRE.		
April 7.	1 10 7	Lands in Station Parish, part of the Begood Estate	38 1 3	
1818.		NOTTINGHAMSHIRE.		
December 21.	— 18 —	A Messuage and seven Lands in the Parish of Foston	21 — —	
£	4,022 1 11		£	100,478 17 1
				3,007 11 2

Appendix, No. 2.

No. 2.

A SCHEDULE OF ACTS OF PARLIAMENT passed from the time of making to the Legislature the Second Report, to the time of making the Third Report, of the Commissioners of His Majesty's Woods, Forests, and Land Revenues; for the Division, Inclosure, Drainage, Embankment, Improvement, and Sale of Lands, and other purposes, in which the Interests of His Majesty are concerned:

And which Acts were referred, by the Right Honourable the Lords Commissioners of His Majesty's Treasury, to the said Commissioners, for their Opinion and Report thereon, previously to His Majesty's Consent being given thereto, or which were otherwise proceeded on by the said Commissioners.

- AN ACT for inclosing Lands in the Hamlet of Holmesfield, in the Parish of Dronfield, in the County of Derby. 56 G. 3. 1812.
- An Act for inclosing Lands in the Manor of Askrigg, in the Parish of Alingth, and County of York.
- An Act for inclosing Lands in the Manor of Stainland, in the Parish of Halifax, in the County of York.
- An Act for inclosing Lands in the several Parishes, Townships, or Liberties of Reade and Askton, in the County of Northampton, and for extinguishing the Tithes thereof.
- An Act for ratifying the Purchase of the Charenton Estate, and for settling the same on a Residence for Her Royal Highness The Princess Charlotte Augusta and his Serene Highness Leopold George Frederick, Prince of Cobourg of Saxeild.
- An Act for making better Provision for the Support and Maintenance of the Rector of the Parish of Saint Olave, in the Town and Borough of Southwark, and for providing a more convenient Rectory or Parsonage House for the said Rector. 57 G. 3. 1813.
- An Act for making and maintaining a navigable Canal from the River Arun to Chichester Harbour, and from thence to Langstone and Portsmouth Harbours, with a Cut or Branch from Hunston Common, to or near the City of Chichester, and for improving the Navigation of the Harbour of Langstone, and Channels of Langstone and Thorney.
- An Act for inclosing Lands in the Parish of Emneth, in the County of Norfolk.
- An Act for inclosing Lands in the several Parishes of Llandilofau and Talley, in the County of Carmarthen.
- An Act for dividing and inclosing Heworth Moor, in the Manor or Township of Heworth, in the North Riding of the County of York, and for extinguishing the Rights of Sney and Average over certain Lands called Half Year Lands, situate in the Suburbs or Precincts of the City of York.
- An Act for inclosing, and exchanging from Tithe, Lands in the Parishes of Fordingham Saint Martin and Fordingham Saint Geneseeve, otherwise Fordingham Saint Geneseeve, in the County of Suffolk.
- An Act for inclosing Lands in the Liberty of the Borough of Hodd otherwise Lyons, in the County of Denbigh.
- An Act for inclosing Land in the Manor of Barlow, in the Townships of Great Barlow and Little Barlow, in the Parishes of Staveley and Dronfield, in the County of Derby.
- An Act for amending and rendering more effectual an Act of His present Majesty, for draining Lands in South Hethard, and for continuing and amending another Act of His present Majesty, for maintaining and repairing a certain Bank and the Road thence from Spalding High Bridge to Brother House, all in the County of Lincoln.
- An Act for vesting in His Majesty a certain part of the Open Commons and Waste Lands within the Manor or Regality of Rialton and Betrughe alias Beterth, in the Parish of Saint Columb Major, in the County of Cornwall.

(174.)

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22 APPENDIX to THIRD REPORT of THE COMMISSIONERS of

An Act for ratifying Articles of Agreement entered into by the Right Honourable Henry Hall Vincent Gage, and the Commissioners of His Majesty's Woods, Forests, and Land Revenues, and for the better Management and Improvement of the Land Revenues of the Crown.

58 G. 3.
1818. *An Act for inclosing Lands in the Parish or Township of Wilsborough, in the County of Lincoln.*

An Act for inclosing Lands in the Parishes of Bechenhill and Little Puckington, and in the Hamlet of Diddington, all in the County of Warwick.

No. 10.

Appendix, No. 10.

REPORTS TO THE LORDS COMMISSIONERS OF THE TREASURY,

Containing the Proceedings of the Commissioners of Woods, &c. under the Act for better regulating the Offices of Receivers of Crown Rents.

Mr LOANE,

Office of Woods, &c. 15th March 1817.

58 G. 3. c. 18.
sec. 4. **BY** the Act of the 56th of the King, for better regulating the Offices of Receivers of Crown Rents, this Board is directed, by and with the consent and approbation of your Lordships, to be signified by any Minute of your Lordships in writing, or by Letter from any one of your Secretaries, in pursuance of any such Minute, to nominate and appoint such and so many Persons, being by profession, and accustomed to act as Surveyors of Lands or Land Stewards, or otherwise skilled in the management and cultivation of Lands, and competent to the superintendence thereof, as this Board shall think requisite or necessary, to be Receivers of the Land Revenue, in the several Counties in England and Wales, within the Survey of the Exchequer (except that, during the Bishop of Rochester's Life, no such appointment shall extend to Middlesex or London); so as every such Person so to be nominated and appointed shall be resident within the County or any one County in or for which he shall be so appointed, unless this Board, with your consent, shall think it expedient to dispense with such residence; and every such Appointment is to be made by Warrant from this Board, with your consent and approbation, to be signified in manner aforesaid:

sec. 10. And every such Receiver is, as and for a compensation for his trouble and services, to be allowed, in making up his Accounts, one-twentieth part of all such Monies as shall have been received by him within the time of such Account, and shall be therein accounted for; or such other compensation, not exceeding one-twentieth part, as this Board, by and with your Lordships consent, to be signified in manner aforesaid, shall allow:

sec. 14. And every such Person so to be appointed Receiver, is to enter into a Bond, in such Penalty and with such Sureties as the Board, with your Lordships consent and approbation as aforesaid, shall direct or require, for the faithfully answering and accounting for the said Land Revenues, so be by him received by virtue of such his Appointment.

We now, therefore, beg leave to submit, for the consent and approbation of your Lordships, the names of Persons, whom we propose to appoint to be Receivers as aforesaid; the Counties to be comprised in their respective appointments; the Allowances to be made to them; the Penalties to be inserted in their Bonds; and the Sureties they have offered;—viz.

RECEIVERS.	COUNTIES.	Amount.	Paid to	SUMS.
<p>Abraham Parkhouse Deane, of East-end, county Surrey, and Edward Driver, of the Paragon, in the same county, Esquires</p> <p>Their Residences to be dispensed with in any county for which they are to be appointed Receivers</p>	Essex, Hertford, Huntingdon, Kent, Sussex, Wiltshire, Bedford, Buckingham, Oxford, Berks, Southampton, Wilts	One Twenty-shilling part of the Monies to be received	£ 4,340	<p>Edward Neale, of Surrey-place, in the county of Surrey, Esquire, and Charles Samuel Driver, of Nelson-square, county Surrey, Esq.</p>
John Beere, of Southalls, county York, Esq.	York, Nottingham	The same	£ 6,500	<p>John Crowder, Esq. a Major in His Majesty's Army, and Thomas Goodwin, of Sumner Hill, county Lancaster, Esq.</p>
Samuel Kendall, of Weybridge, county Surrey, Gentleman	Surrey	The same	£ 3,440	<p>Robert Taylor, Esq. a Major-General in His Majesty's Army, and John Hamilton Colt, of Chertsey, county Surrey, Esq.</p>
William Cusance, of Cambridge, Esq.	Lincoln, Cambridge, Northampton	The same	£ 5,280	<p>Susanna Holman, of Downham, county Norfolk, Widow; and Francis Clemen, of Friday-street, London, Gentleman.</p>
Joseph Arrambare, of Aston, county Warwick, Gentleman	Warwick	The same	£ 200	<p>John Terrell Bedford, of Birmingham, Attorney at Law; and Josiah Robins, of the same place, Land Surveyor.</p>
<p>Josiah Fairbank, of Spring-Hill, near Sheffield, county York, Gentleman</p> <p>His Residence in county Derby to be dispensed with.</p>	Derby	The same	£ 1,400	<p>James Hack, senior, of Chichester, county Sussex, Gentleman; and John Haxler, of Unsworth, near Bradford, county York, Gentleman.</p>
<p>John Fryer, of the town and county of Newcastle-upon-Tyne, Esquire</p> <p>His Residence, in any county for which he is to be appointed Receiver, to be dispensed with.</p>	Lancaster, Westmoreland, Cheshire, Durham, Northumberland	One Twentieth part	£ 1,500	<p>John Sadler, of Trillington, in county Northumberland, Esq.; and Richard Wilson, of Newcastle, Esq.</p>
Richard Hawkins, of Klags-bridge, county Devon, Esq.	Somerset, Devon, Cornwall	The same	£ 1,440	<p>Abraham Mills Hawkins, Esq. a commander in His Majesty's Navy; and Thomas Harris, Gentleman, Solicitor, both of Klags-bridge aforesaid.</p>
John Dugmore, of Southham, county Norfolk, Esq.	Norfolk, Suffolk	The same	£ 1,500	<p>Harry Framingham Day, and William Yarrington, both of Southham aforesaid, Gentlemen.</p>

Of the Persons so proposed to be appointed Receivers, all but one are, by profession, Land Surveyors, and that one is Mr. Kendall, who is Land Steward in the service of His Royal Highness the Duke of York, and well acquainted with the Crown Lands in Surrey; and all these Surveyors, with the exception of Mr. Armishaw, have been long employed in the Land Revenue Department, in making surveys and valuations of Crown Lands in the Counties above set opposite to their names; and they having, in that employ, acquired a local knowledge of the Property, are, for that reason alone, deemed by us most eligible to fill these new appointments. Mr. Armishaw is a respectable Land Surveyor, and well knows the Crown's Estates in Warwickshire.

The several Sums are, as nearly as can be ascertained, about one half of the annual Amount of the Revenue to be entrusted to the collection of each Receiver; and these sums appear to us to be sufficiently great to secure the Crown against loss from failures or defaults; as the each section of the Act directs, That in case any Receiver shall have received, or got into his hands any Sum or Sums exceeding £500, and shall not, within one calendar month after the receipt thereof, give Notice thereof to this Board, to the intent that the same may be drawn out or applied as occasion may require; in such case, every such Receiver shall be charged with interest for every such Sum after the rate of $\frac{4}{5}$ per cent. per annum, from the days or times at which it shall have been so received, until it shall be drawn out of his hands or paid over by him to the proper Officer, Commissioners or other persons by Law entitled to receive the same.

We are, my Lords,
Your Lordships very humble Servants,

To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.

W. HUSKISSON,
W. D. ADAMS,
HENRY DAWKINS.

GENTLEMEN,

THE Lords Commissioners of His Majesty's Treasury having had under their consideration your Report aforesaid, and approving thereof, I have received their Lordships' commands to signify to you their approbation of the appointment of the several persons named, with the Allowances specified, on their entering into bonds in the same, and with the securities set forth; and I am at the same time to authorize you to dispense with the residences of the following Persons within the County or Counties for which they are appointed Receivers; viz.

A. P. Driver,	Edw'd. Driver.	Isaiah Folschank.	John Fryer.
---------------	----------------	-------------------	-------------

Treasury Chambers, April 28th 1817.

I am, Gentlemen,

Your most obedient Servant,

To the Commissioners of Woods, &c.

S. R. Lushington.

MY LORDS,

Office of Woods, &c. 11th March 1819.

BY Letter of the 18th April 1817, Mr. Lushington signified to us your Lordships' approbation of the appointment under the Act 56th Geo. 3d, cap. 16th, of Mr. Joseph Armishaw to be Receiver of the Land Revenue in the County of Warwick.

We have now to report to your Lordships the demise of Mr. Armishaw; and we beg leave to submit, for your consent and approbation, that Abraham Purchase Driver, of Kent Road, County of Surrey, and Edward Driver, of the Paragon, in the same County, Esquires, Surveyors and Land Agents, shall be appointed by us, under the said Act, to be Receivers of the Land Revenue in the said County of Warwick.

The County of Leicester heretofore formed with Warwick one division of Receipt, but as there is no Land Estate of any importance in Leicestershire, it seemed to us unnecessary to make an appointment of a Land Surveyor in respect of that County. Finding, however, that the ancient perpetual Pensions, charged on the Revenue thereof, much exceed in amount the Revenue itself, which consists chiefly of fee farm rents, not making together a total of £10 per annum, we now propose, that Messrs. Driver shall be appointed Receivers for Leicestershire also, that the deficiency of the Revenue of that County may be supplied from the surplus Revenue of Warwickshire as heretofore, when the two Counties were in one receipt.

For the same reason, we also propose to include in this new appointment of Messrs. Driver, the Counties of Stafford, Hereford, Salop and Gloucester, the Revenue of which consists of fee farm rents, amounting to scarcely £150 per annum, while the ancient perpetual Pensions exceed £340 per annum; and under this arrangement, the deficiency in these four Counties may be supplied from the Revenue of the other Counties within Messrs. Drivers Receipt.

The

The rate of Allowance to Messrs. Driver we propose to be the same, namely, one twenty-fifth part of the moneys they shall receive, as granted in respect of the Revenue in the other Counties within their Receipt; the Penalty to be inserted in their Bond to be £500; and the Summies they have offered are, Thomas Farncomb, of Griffin's Wharf, Tanker-street, Southwark, Esquire, and Abraham Purchase Driver, the younger, of Queen-street, Southwark, Oil Crusher; and we request your Lordships authority to dispense with the residence of Messrs. Driver in either of the Counties before named.

We are, my Lords,

Your Lordships very humble Servants,

W. HURKISSON.

HENRY DAWKINS.

To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.

GENTLEMEN,

THE Lords Commissioners of His Majesty's Treasury having had under their consideration your Letter of the 14th instant, requesting authority to appoint Mr. A. F. Driver and Mr. E. Driver to be the Receivers of the Land Revenue in the Counties of Warwick, Leicester, Stafford, Hereford, Salop and Gloucester, I have it in command to signify to you their Lordships approval of the said appointment; and I am at the same time to authorize you to dispense with the residence of Messrs. Driver in any of the Counties for which they are appointed Receivers.

I am, Gentlemen,

Your obedient Servant,

Treasury Chambers, 23d March 1819.

The Commissioners of Woods, &c.

S. R. Lambton.

Appendix, No. 11.

No. 11.

Mr LEASE, Office of Woods, &c. 20th September 1817.
PURSUANT to your Lordships reference to us, we have considered the Memorial of Mr. Thomas Warriner Baskley, late Receiver General of the Crown Rents and Revenues in the Counties of Lincoln and Nottingham; which Memorial is herewith returned.

Case of
Mr. Baskley.

Mr. William Henry White, late of Parliament-Place, Westminster, who succeeded at the close of the year 1815, and is a great Defaulter to the Crown, was Agent to Mr. Baskley in the Collection of the Land Revenue within his charge; and Mr. Baskley has, in this Memorial, given a Statement, much in detail, of his connection with Mr. White, and of the causes which precluded, as he conceives, the possibility of any suspicion, on his part, of the unjustifiable practices of Mr. White, as his Agent, and of Mr. White's concealments and embezzlement of large sums of Land Revenue, which came to his hands, but for which Mr. Baskley is answerable to the Crown; whilst Mr. Baskley, as he concluded, held in his own hands indubitable proofs that all the Monies collected within his Division had been actually and duly accounted for by Mr. White to the Crown; and Mr. Baskley expresses his hopes, that the facts, which he has stated, will induce your Lordships to consider his case favourably, and that you will be pleased, in the first instance, to direct that no proceedings shall take place against his Successor, for whose protection he feels it his most urgent duty to intercede; and he prays that, in consequence of the total ruin in which he has been blamelessly involved, he may be deemed a suitable object of your Lordships favour and bounty, either by your extending to him such compensation as your Lordships may be induced to grant to other retired Receivers of the Land Revenue, under the recent Act of Parliament "for better regulating the offices of Receivers of Crown Rents," had he continued to hold his Office up to the period when that Act took effect; or, if that mode of relief should appear impracticable, by affording him some employment either in this Country, or in the Colonies, which may enable him to provide for the maintenance of a Wife and Six Children, the innocent sharers in his misfortune and ruin.

28 G. 3. c. 16.

The Memorial is supported by many Noblemen and Gentlemen, who have subscribed to it in their names, and "from their knowledge of the unblemished character of the Memorialist, and from a consideration of the extreme hardship of his case, are induced to recommend him as, in every respect, a deserving object of indulgence and relief."

(176.)

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The

No. 11.

The particulars of the Proceedings of Mr. White, and of the effect of those Proceedings on Mr. Basley, were stated to Parliament in our Second Triennial Report, dated 18th March 1815, and to it we beg leave to refer your Lordships. It must be acknowledged, we think, that in the case of Mr. Basley, there is great hardship; but his suspension in office became indispensable.

All the Estate, Property, Moneys and Effects whatsoever and wheresoever, of Mr. White and Mr. Basley respectively, as far as we have been able to gain any knowledge of them, have been seized for the Crown, under Warrants issued out on Applications from us. The produce in our hands amounts to £14,890. 7. 10.; and we fully expect that it will ultimately be augmented to about £20,000, being less than half of the debt due from Mr. White to the Crown.

Mr. Basley having had a share in a Brewing Trade at Newport Pagnell, an Extent was sent into Buckinghamshire for the Purpose of seizing his property and effects there; but a Commission of Bankruptcy having been issued out against him and his Partner in trade, and it appearing to us unjust that the joint Creditors of the Partnership should suffer for Mr. Basley's misfortune, which they had no means of foreseeing, and could not guard against, we deemed it expedient to relinquish the Property there to the Assignees, under the Bankruptcy of the Partnership; subject, nevertheless, to an Order from the Court of Exchequer, that if, after liquidating the Debts of the Partnership, any surplus shall remain, Mr. Basley's share of it shall, by those Assignees, be accounted for and paid for the benefit of the Crown.

By means of these Extents, every thing that could be obtained from Mr. Basley, has been or will be obtained; excepting only the sum which, on his appointment to office, was secured by the Bonds of his two Sureties, namely £3,000. One of these Sureties in his brother-in-law; and both, as we are informed, have large Families, and would be altogether ruined if the Bonds were put in suit against them. It is to be regretted that Mr. Basley, on giving security himself to the Crown, did not insist on receiving security from Mr. White, before he consented to have the Collection in his hands. However, under the peculiarly hard circumstances of Mr. Basley's case, and in consideration that all he possessed of Moneys, Money Securities, and Stock in the Public Funds, arising from his Revenue, have been seized into the hands of the Crown; and that whatever may be obtainable from his private property, either immediately or in reversion, has been secured for the Crown; and as Mr. Basley feelingly urges that with the Crown Debt pending over him, no one can be found to engage with him in any concern, so that he is thereby precluded from acquiring a livelihood for himself, his wife, and large family of children; and also considering that if the Bonds shall be enforced against the Sureties, the greatest distress will be brought upon them, without their having any prospect of recovering any thing from the Principal; we are induced to recommend to your Lordships, that Mr. Basley shall now be released from all further responsibility to the Crown; and, with that view, we request to have a signification of your sanction, to our giving authority for the Crown Lawyers to move the Court of Exchequer that his Quibus might be granted to him.

With regard to the prayer of Mr. Basley's Memorial, in relation to a compensation of some kind for his deprivation of Office—as your Lordships are fully possessed of all the facts and circumstances of the case, we must beg leave to submit that point for your determination.

We are, my Lords,

Your Lordships very humble Servants,

To the Right Honourable the Lords Commissioners
of His Majesty's Treasury.

W. HUSKINSON.
HENRY DAWKINS.

GENTLEMEN,

The Lords Commissioners of His Majesty's Treasury having had under consideration your Report of the 26th September last, on the Memorial of Mr. Basley, late Receiver General of the Crown Rents and Revenues in the Counties of Lincoln and Nottingham, relative to his Debt to the Crown and deprivation of Office; under all the Circumstances of this case, and in consequence of your recommendation, I have it in command to convey to you their Lordships sanction, for your giving authority to the Crown Lawyers to move the Court of Exchequer that Mr. Basley's Quibus may be given to him.

Treasury Chambers, 6th January 1818.
Commissioners of Woods, &c.

I am, Gentlemen,
Your obedient Servant,
Geo. Harrison.

Appendix,

Appendix, No. 12.

No. 12.

CORRESPONDENCE respecting the State of the New Sewer, called
The Regent's Park Sewer.

Correspondence respecting the New Sewer.

LETTER to John Rennie, Esquire, with Queries.

SIR,

The New Street Office, 20th July 1836.

I AM directed, by the Commissioners for carrying the New Street Act into Execution, to transmit to you herewith, a Plan, Section, and Specification of the construction of the New Sewer (called the Regent's Park Sewer) lately formed from the New Road at the north end of Portland Place, along the line of the Inclosed New Street, to the River Thames in Middle Scotland Yard; and to acquaint you that it has been proposed to make use of such new Sewer for the purpose of relieving the King's Scholars Pond Sewer, and Hartsboro-lane Sewer, of a part of their drainings, by means of a collateral Cut from Brook-street into the New Sewer in Swallow-street, and by receiving the Hartsboro-lane Sewer at Cockspur-street (as shown in a Plan also sent herewith); and thereupon to take powers, under an Act of Parliament for making a rate upon the districts which would be benefited by such new drainage, in proportion to the extent to which they should make use of the same, for the purpose of repaying the expenses incurred, and the interest thereon, within a period of forty years; But that doubts having been expressed how far the New Sewer is in its firmness, dimensions, and mode of construction, capable of performing the new drainage proposed to be brought into it; and the measure having attracted great attention in Parliament, and throughout the districts which would be affected by its operation, it has been determined to postpone farther proceedings upon the subject, until full inquiry can be made into the points upon which those doubts have been expressed.

The Commissioners are extremely desirous that you should undertake the investigation and inquiry necessary for this purpose, as soon as your various important professional avocations will admit; and that, after having the New Sewer, and the several Sewers proposed to be connected therewith, carefully examined by proper persons to be employed under your directions, you should report your opinion upon the several questions herein-after mentioned.

- 1.—Whether the said new Sewer is, in its form and levels, calculated to perform the proposed drainage; also, if the materials of which it has been constructed are of good quality, and the workmanship properly performed; or whether any settlements or appearances of defects have manifested themselves therein?
- 2.—Whether, from the present state and appearance of that Sewer, it is likely to require any expensive alterations or repair during the next twenty years; and in case of any temporary stoppage of the drainage, whether in consequence of its being a Tunnel Sewer, the interruption could be obviated without greater difficulty or public inconvenience than in the case of a Sewer formed by opening the ground from the surface?
- 3.—Whether the new Sewer is of a capacity sufficient to perform the drainage proposed to be brought into it, the extent of which drainage is shown on the Plan sent herewith; viz. the drainage of the King's Scholars Pond Sewer, north of Brook-street; the drainage of the New-street; the drainage of the Pall Mall Sewer; and that of the Hartsboro-lane Sewer, north of Cockspur-street?

In considering this part of the subject, you will be pleased to observe, that the surface water flowing into the King's Scholars Pond Sewer, from the North of the Cowen Bridge, may either be received into the Regent's Canal, or into the ornamental water formed in Marble-bone Park, in the whole or in part; or turned into the Sewer at any season, as may appear most desirable.

- 4.—Whether the proposed Collateral Cut from Brook-street can be so constructed, in respect of its levels, as to give an increased and improved current to the drainage from the north of that Street; and what would be the operation and effect of that Collateral Cut in relieving the defects of the King's Scholars Pond Sewer from

from Brook-street to the River Thames; and in saving expenses which might be required for remedying the present defects of that Sewer, if such Collateral Cut should not be formed?

5.—Whether, by the drainage of the Pall Mall Sewer being received into the Regent's Park Sewer, at the end of Saint Alban's-street, any improvement can be afforded to that drainage by increasing its current; and whether the returning the Hartshorn-lane Sewer to its former course would, in your judgment, be prejudicial to, or otherwise endanger that Sewer between Cockspur-street and Saint Martin's-lane, where the Saint Martin's-lane Sewer joins it?

Lastly.—You are requested to have the King's Scholars Pond Sewer, the Hartshorn-lane Sewer, and the New Sewer examined; and to report how far in your judgment the New Sewer is calculated and can be connected with all or any of those Sewers, so as to be made available for the relief of those Sewers, and lessening the future expense of them, and for improving generally the drainage of the western parts of the Metropolis.

I am, Sir,
Your most obedient Servant,
James Pillar.

John Rennie, Esq.

REPORT OF MESSRS. J. RENNIE, W. CHAPMAN, and J. JESSOP, respecting The Regent's Park Sewer.

To the Honourable Commissioners of Woods, Forests, and Land Revenues.

GENTLEMEN,

THE following are the Queries which you have done us the honour to submit to our consideration; and we have minutely investigated the necessary facts upon which we ground our opinions.

1st.—“Whether the said New Sewer is, in its form and levels, calculated to perform the proposed Drainage; also if the materials of which it has been constructed are of good quality, and the Workmanship properly performed; or whether any settlements or appearances of defects have manifested themselves therein?”

2d.—“Whether, from the present state and appearance of that Sewer, it is likely to require any expensive alterations or repairs during the next 20 years; and, in case of any temporary stoppage of the drainage, whether, in consequence of its being a Tinned Sewer, the interruption could be obviated without greater difficulty or public inconvenience, than in case of a Sewer formed by opening the Ground from the surface?”

3d.—“Whether the New Sewer is of a capacity sufficient to perform the drainage proposed to be brought into it, the extent of which drainage is shown on the Plan and herewith; viz. the drainage of the King's Scholars Pond Sewer, north of Brook-street, the drainage of the New Street, the drainage of the Pall Mall Sewer, and that of Hartshorn-lane Sewer, north of Cockspur-street?”

“In considering this part of the subject, you will be pleased to observe, that the surface water flowing into the King's Scholars Pond Sewer, from the north of the Crown Bridge, may either be received into the Regent's Canal, or into the ornamental water formed in Mary-le-bone Park, in the whole or in part, or turned into the Sewer at any season, as may appear most desirable.”

4th.—“Whether the proposed Collateral Cut from Brook-street can be so constructed, in respect of its levels, as to give an increased and improved current to the drainage from the north of that Street; and what would be the operation and effect of that Collateral Cut in relieving the defects of the King's Scholars Pond Sewer from Brook-street to the River Thames; and in saving expenses which might be required for remedying the present defects of that Sewer, if such Collateral Cut should not be formed?”

5th.—“Whether, by the drainage of the Pall Mall Sewer being received into the Regent's Park Sewer, at the end of Saint Alban's-street, any improvement can be afforded to that drainage, by increasing its current; and whether the returning the Hartshorn-lane Sewer to its former course, would, in your judgment, be prejudicial to, or otherwise endanger that Sewer between Cockspur-street and Saint Martin's-lane, where the Saint Martin's-lane Sewer joins it?”

Lastly.

- Lastly.—^a You are requested to have the King's Scholars Pond Sewer, the Hartsboro-lane Sewer, and the New Sewer, examined, and to report how far, in your judgment, the New Sewer is calculated and can be connected with all or any part of those Sewers, so as to be made available for the relief of those Sewers, and lessening the future expense of them, and for improving generally the drainage of the western parts of the Metropolis ?

Answer to the 1st. The form of the New Sewer is well calculated for stability, and (from having a circular bottom) to keep itself free from the deposition of heavy matter; but as it is only equal in the area of its section to the King's Scholars Pond Sewer, and has a less declivity, it is not more calculated to perform the proposed drainage than the Old Sewer would be, if a few slight obstructions were removed; as the number of acres above Brook-street, taken conjointly with the drainage of the New Street and Pall Mall Sewer, are nearly equal to 2,000 acres, which is much the same as the present drainage of the King's Scholars Pond Sewer; and although the King's Scholars Pond Sewer has on the average a greater declivity, we consider it to lose this advantage from the many sudden contractions of width and other causes of obstruction.

2d.—The Materials of the New Sewer appear to be of a good quality, and though the workmanship is not uniformly very good, and there are apparent defects, some of which slightly contract its passage, yet its elliptical form, and great thickness of the arch, render it sufficiently strong to remove any apprehension of an accident which would occasion any serious expense or public inconvenience; but it would be advisable to have the defective parts repaired, and the whole repointed with cement. Without doubt, an open Sewer is more easily repaired than a Tunnel Sewer, but we do not apprehend any great difficulty in remedying the accidents of a Tunnel Sewer.

3d.—We do not think the New Sewer, any more than the old, of a capacity to perform the proposed Drainage in a manner which we consider efficient; nor do we think that any advantage should be calculated on by diverting the surplus water from the north of Crown Bridge into the Regent's Canal, or the ornamental water of Mary-le-bone Park, as in times of great winter floods, they also would probably be overcharged.

4th.—The proposed Collateral Cut from Brook-street, in consequence of the great fall from the King's Scholars Pond Sewer at this point, to the New Sewer, might be made in respect of its levels to carry off any determinate portion of the water coming down the former Sewer, and would certainly give an improved current to the Drainage from the north of that Street, and relieve the lower part of that Sewer from chance to the River Thames; but if the whole quantity proposed were diverted, it would occasion to the lower part of the New Sewer from above Carlton House, the same inconvenience from which the other would be exonerated.

5th.—It would have been better that the Pall Mall and Hartsboro-lane Sewers had not been connected with the New Sewer, as their outlets were equally good with what has been now given them, and not liable to the influx of water from above; the Hartsboro-lane Sewer may be returned to its old course; and if it shall be deemed advisable to direct a large portion of the higher district of the King's Scholars Pond Sewer into the New Sewer, we should recommend an excluding Gate to be affixed to the mouth of the Pall Mall Sewer, to prevent the flood waters of the upper district from receding into it.

As we deemed it advisable to keep the Hartsboro-lane Sewer distinct from the New Sewer, we did not make any examination of it; but we have minutely examined the King's Scholars Pond Sewer and the New Sewer, and are of opinion, that both together are not of a greater capacity than is necessary for an efficient Drainage, as it sometimes occurs that more water falls in one hour than both Sewers would discharge in three. We think that from Brook-street through Hancover-street, as proposed, is the best line of communication, and that the connecting Sewer should be so constructed as to carry off one half the water that comes down the King's Scholars Pond Sewer, to the proposed point of separation; and it would be advisable to adopt Stopgates to both of them, so that one alone might be used during the occasional repairs of the other.

We have the honour to be,

Gentlemen,

Your most obedient Servants,

John Rennie,
Wm^o Chapman,
James Scrope.

London, August 6th, 1817.

LETTER to Messrs. RENNIE, CHAPMAN, and JESSOP, requesting further Explanation to Second Query, respecting the State of the Regent's Park Sewer.

GENTLEMEN,

The New Street Office, 22d August 1817.

HAVING received and laid before the Commissioners of His Majesty's Woods, &c. your Report upon the Regent's Park Sewer, in which you state, in answer to their second Question to you on that subject, that the workmanship is not uniformly very good, and that there are apparent defects, some of which slightly obstruct the passage through the Sewer; I am directed to request of you to mention the particular situations and nature of such defects, and the means which occur to you as best calculated for remedying the same.

I am, &c.

John Rennie, W. Chapman, and Jos. Jessop, Esquires.

James Pillar.

SECOND REPORT of Messrs. RENNIE, CHAPMAN, and JESSOP, respecting The Regent's Park Sewer.

To the Honourable Commissioners of Woods, Forests, and Land Revenue.

GENTLEMEN,

HAVING carefully examined the Regent's Park Sewer, from one extremity to the other, we are of opinion that its general form is good, but that there are some defects in the execution of the work; several parts of it are a few inches deficient in the height and width contracted for; and, in consequence of the badness of the foundation near Charing Cross, the bottom of the Sewer has risen in that part, by which the regular elliptical form in which it was originally built is lost; but as in the course of the last two or three years no very great defects have appeared, as the brickwork is of considerable thickness, and the bricks are of good quality, it is better to leave these parts untouched than to attempt to rebuild them.

To the north of Oxford-street there is a length of 450 feet, which, owing to the difficulty the workmen met with in tunnelling, was built only four feet high, and three feet six inches wide; we think, however, that these dimensions are sufficient for carrying off all the sewage at present arising to the north of that point, but if the proposed communication between the Regent's Park Sewer and the King's School's Pond Sewer be made above this narrow part, it must be pulled down and enlarged.

For the extent of about 200 feet to the north of the Hanover-street Shaft, the mortar is in a great measure washed out; this also will require rebuilding if the communication between the Sewers be made to the northward; but if the junction takes place at the end of Hanover-street, (below both these parts) which appears to us the most eligible plan, we should advise this defect to be repaired by building an inner ring of 4½ inches thick, with bricks set in Roman cement.

The junctions of some of the shafts and side drains with the Sewer have been very negligently finished, and must be thoroughly repaired; and about two-thirds of the whole length of the Sewer should be newly pointed with Roman cement, as the mortar has not become hard, and is not calculated to resist, for any length of time, the action of a rapid current.

In some parts, the hard springs have found their way through the brickwork; in these places, for the security of the cement, frequent holes, from an inch to an inch and a half in diameter, should be drilled through the centre of the bricks themselves, to afford a free passage for water into the Sewer.

We apprehend that if the junction of the Sewers is made below the Hanover-street Shaft, the repair and alterations consequent thereon, as before suggested, will amount to about £3,200.

We have the honour to be, Gentlemen,

Your most obedient Servants,

John Rennie,
Wm. Chapman,
Josias Jessop.

London, May 1st, 1818.

LETTER

LETTER to Mr. NASH, transmitting Copies of the two preceding Reports.

No. 12.

SIR,

The New Street Office, 2d June 1818.

THE Commissioners for carrying into execution the New Street Act direct me to transmit to you herewith, for any suggestions or observations which you may deem proper to make thereon, for this Board's consideration, copies of two Reports under date the 6th of August 1817, and 1st May 1818 respectively, from Messrs. Rennie, Chapman, and Jenop, relative to the state, &c. of the Regent's Park Sewer, and other Sewers in the north-west part of the Metropolis.

I am, Sir,

Your most obedient Servant,

To John Nash, Esq.

A. Miles.

MR. NASH'S REPORT on The Regent's Park Sewer, King's Scholar Pond and other Sewers.

SIR,

29, Dover Street, January 18th, 1819.

THE Commissioners for carrying into execution the New Street Act, having directed that the two Reports of Messrs. Rennie, Chapman, and Jenop, relative to the state, &c. of the Regent's Park Sewer, should be transmitted to me for any suggestions or observations which I might deem proper to make thereon for the Board's consideration; I take the opportunity thus afforded me, to quote such parts of the Reports as appear necessary to be noticed by me, either by way of explanation, or in contradiction, as the case may require.

The First Report is made in answer to the queries sent by the Commissioners; and it would appear by the circumstance of the Second Report having been almost distinctly made upon the construction and durability of the works, that the First Report did not sufficiently and satisfactorily answer the queries given on those heads. I shall therefore consider the First Report as relating to the capacity only of the New Sewer; and the Second Report with reference only to the construction of it.

My opinion, that the New Sewer is of sufficient capacity to relieve the King's Scholar Pond Sewer of the higher drainage, is admitted by the Engineers appointed by the Board to consider this point; as they say, in answer to the 4th query, "the proposed Collateral Cut from Brook-street to the New Sewer might be made to carry off any determinate portion of the water coming down the King's Scholar Pond Sewer, and would give an improved current to the drainage from the north of that Street, and relieve the lower part of the King's Scholar Pond Sewer, from thence to the Thames."

The next question is, as to the propriety of taking in the Pall Mall Sewage, and the Harsham-lane Sewer. The Pall Mall Sewer, which was found to have a very small current, and thereby subject to silt up, has been materially relieved by a considerable fall being given to it where it now unites with the New Sewer, and it may be considerably improved by lowering the bottom. That part of it which was taken up in forming the New Sewer proved to be in a very ruinous state, and the bottom higher than the bottom of the New Sewer. The circumstance of taking in the water from the Harsham-lane Sewer not being attended with the same beneficial result, that water has been turned into its old course, and no longer flows into the New Sewer.

The Second Report, touching the construction and workmanship of the New Sewer, requires to be particularly noticed.

Sir James Graham, in the Committee of the House of Commons, stated the New Sewer to be badly constructed, and propped up to prevent its falling. This circumstance gave rise to the inspection afterwards made by the Surveyor employed on behalf of the Commissioners of Sewers for the Liberty of Westminster, &c.; and this inspection was carried on in a manner quite unprecedented. The Sewer was cut into in every instance where this person, together with Mr. Jenop, conceived, by the appearance of the work, that it was defective; more than 200 holes were made in the sides, roof, and bottom, but in only three instances did any insufficiency in its thickness appear, and these were only where a portion of the inner of the three rings had been cut away to assist the current; a circumstance in itself admitted by Mr. Jenop to be of no consequence whatever, the brickwork of the Sewer being of so great a substance.

The Contractors, observing the manner in which this inspection was conducted, became alarmed for the result; they therefore, to justify their work, employed several persons conversant in similar works, to examine the Sewer, and report their opinion thereon. Copies of these Reports were sent to me, and I hereby enclose them; they are headed (A.) Nos. 1, 2, and 3.

After

After the first report of the Engineers, I felt that it would be improper to settle the Contractors' accounts finally, until I was satisfied by the opinion and report of a respectable and indifferent person, as to the due performance of their contract; and therefore requested the favour of Mr. Telford to survey the Sewer as between the Contractor and myself, the former agreeing to perform all such repairs and alterations as Mr. Telford should direct. A copy of Mr. Telford's report (Letter B.) is also enclosed; and I beg to say, that all the works pointed out by Mr. Telford have been carefully performed, except as to the pointing in cement those joints where the mortar was out. Mr. Morgan, having subsequently examined the Sewer, reports, that that part of the work will be unnecessary, unless a greater influx of water is admitted into the new Sewer, as proposed, from the King's Scholars Pond Sewer, those joints being principally in the higher parts of the sides of the Sewer; and if no greater drainage is to be brought into the new Sewer than that of the houses in the New Street, and the side streets, the water will never rise so high as to touch them; but should the King's Scholars Pond Sewer be relieved by the New Sewer, it will then be a fit time to point the joints, if it should be thought necessary; but the mortar having (as I knew it would) already become hard, I deem it unnecessary.

The Engineers report, that "the Sewer in its general form is good; but that there are some defects in the work, being in some parts a few inches deficient in the height and width contracted for; and that the bottom, owing to the badness of the foundation near Charing Cross, has risen; by which the elliptical form in which it was originally built, is lost; but as in the course of the last two or three years no very great defects have appeared, as the brickwork is of considerable thickness, and the bricks of good quality, it is better to leave these parts untouched, than to rebuild them."

This is a part of the alterations alluded to in Mr. Telford's Report. The bottom has been taken up and a new bottom put in, in a sound and satisfactory manner, and the waterway thereby increased.

The Sewer for a length of 450 feet north of Oxford-street was reduced, owing to the bursting in of a powerful spring; the bricks have been set in cement, and the work is perfectly sound; and as it is so near the summit, it is of sufficient size to carry off all the drainage it may have to perform.

Their Report further states, that "the junction of some of the shafts and side drains with the Sewer, have been very negligently finished, and must be thoroughly repointed; and about two-thirds of the whole length of the sewer should be newly pointed with Roman cement, as the mortar has not become hard, and is not calculated to resist, for any length of time, the action of a rapid current."

Now with respect to the junction of the side drains, they have been principally made with bricks set in cement; and where the shafts intersect the Sewer, the bottoms have been formed with stone, the top part having a regular cut arch. As to pointing two-thirds of the sewer with Parker's cement, I see no necessity for so expensive an operation, because the bottom and half way up the sides of the sewer are laid in cement; and in several parts, the whole of the inner ring of brickwork has been set in cement, and the mortar in the top part has become quite hard, except in those places described above, where, by the cozing of the springs, the particles of unslacked lime have undergone a solution; but this is only partially, and for the depth of about half an inch of the joint; the inner part of the mortar possessing its proper degree of induration, and which is daily increasing.

The engineers further observe, that "in some parts the land springs have found their way through the brick work; and in those places for the security of the cement, frequent holes from an inch to an inch and a half in diameter should be drilled through the centre of the bricks themselves, to afford a free passage for water into the Sewer."

In all cases of this sort, where water intervenes, it is desirable to stop it back, for if vent is given, and it flows with force, the sand and small particles of gravel in which, in the neighbourhood of London, water is found, will come in with it, whereby cavities will be formed on either side, which will affect the due equilibrium of the superincumbent weight, a circumstance likely to cause the destruction of the Sewer; besides which, the tapping of the springs, as so advised, might cause a considerable diminution in them, to the great injury of the wells in the neighbourhood; but in no instance have the land springs found their way through the brickwork in any force; what is alluded to by these gentlemen, is only the seeping of water through the pores of the bricks. This is no injury to the work whatever; and if it does not shortly stop of its own accord, will make the brickwork more firm, by being water bound; the lime, being of a nature to harden in water, is calculated to produce that effect.

With respect to the Cost of repairing this Sewer, amounting to £21,000, as stated by the Engineers, I hope I have shown that all the alterations or repairs necessary have already been performed, and that no further sum will be required to be expended upon it.

The

The new Sewer has been constructed in a sound and substantial manner, though attended with difficulties and great expense in carrying it under houses, through quicksands and springs, and the greater part of it underground; the work stands well, and preserves its original form; not a brick is cracked throughout the work, although the earth lies heavy upon it, particularly where the springs are. The defects in the bottom and in the levels having now been remedied, I consider it to be as perfect a work of its kind, as has ever been performed.

No. 12.

To A. Milne, Esq. Sec. Sec.

I have the honour to be, Sir,

Your most obedient Servant,

John Nash.

COPIES of REPORTS (A. Nos. 1, 2, and 3, and B.) transmitted with the preceding Report from Mr. NASH.

(A. No. 1.)

Messrs. Richardson & West,

21, Mortimer-street, 3d February 1817.

AGREEABLY to your request of January 15th, I have looked over the Brickwork of the Sewer built by you, under the intended New Street from Carlton House, and carefully examined it in separate lengths of fifty feet each, from the North end at the Regent's Park, downwards to its outlet into the Thames at Scotland-yard. I find it throughout to be a *fine piece of Work*, and such in my opinion as would be approved of by any person experienced in work done in similar situations. There are some deviations from the line and level, which I think but of trifling or no impediment to the Sewer. From the great difficulty of ascertaining a direct line under so many obstructions on the surface, I think it would have been nearly impossible to avoid some little irregularities in the branch of management. The deviation from the level, or regular declivity of the bottom, between Spring Garden and Charing Cross, appears to have been occasioned by the quicksand at that place in which the bottom of the Sewer was built. The Bricks when first put in, I have no doubt, have risen as much as from four to five inches; in other respects, the building here is as sound and good as at other parts of the Sewer.

I am, Gentlemen, your most obedient Servant,

Jos. Pinkerton.

N.B.—I have not made mention, in the above, of a length of about two hundred feet North of Holborn-street, built out of the line, and of less width and depth than the other, of from 4 ft. 1 in. to 6 ft. high, and from 3 ft. 6 in. to 4 ft. 2 in. wide; but the work is sound and good, and I understand by you it is only meant as temporary.

(A. No. 2.)

New Sewer from the Regent's Park to the River Thames.

MR. BRIDHAM'S Report of the State of the Sewer, as regards the Execution or Workmanship.

THE Sewer commences at the Northern extremity under the center of the New Road, from thence it is continued in a direct line down Portland-place, along the line of the intended New Street leading to Carlton House, along Pall Mall and Cockspur-street by Charing Cross, and into the River Thames at Great Scotland-yard.

Having on the 27th of January 1817, surveyed and examined every part of the Sewer, from the Northern extremity to the entrance into the River Thames, I am of opinion that the Workmanship throughout, together with the Shafts, is executed in a good, sound, and workmanlike manner.

The size of the Sewer taken at equal distances, every 50 feet, is herewith entered; by which it appears to average full 6 ft. 6 in. high, and 6 feet wide, except a length of about 200 feet under Holborn-street, which part of the Sewer is smaller, and varies from 4 ft. 2 in. to 6 ft. in height, and from 3 ft. 5½ in. to 5 ft. 7 inches in width.

(176.)

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No. 12.

The bottom of the Sewer is an inverted semicircular Arch, and built throughout in 3 half bricks in thickness; the upper part of the Sewer forms an arch rising six inches higher than a semicircle, and is built in the same manner throughout, in three half bricks in thickness, which I have proved on examining the various places which are open for inspection; and have no hesitation in declaring it to be as complete a Sewer, the whole length, as can be executed by the hands of man, which I am willing to verify on oath if required.

William Graham,
33, Great Tichfield-street.

February 3d, 1817.

(A. No. 3.)

To Messrs. Richardson and Wain,

HAVING been for many years accustomed to mining, and contracting for Tunnels in many parts of the County, I hereby acquaint you that agreeably to your request, I have minutely examined the brick work in the New Sewer from Scotland Yard to the Regent's Park, and find the size of the same on an average to be full six feet six inches high, and six feet wide in the clear, and am of an opinion, that the materials are of the best description for the purpose; and the brick work, though some part of it is a little irregular, is built in a sound and substantial manner, and likely to answer every purpose for which it was intended.

I am, your obedient Servant,

Islington, January 17th, 1817.

David Pritchard.

(B.)

Mr. Telford's Survey of the Great Sewer from the Regent's Park to the Thames.

AFTER having traversed the whole of this great Sewer from the Southern extremity of the Regent's Park to the River Thames at Scotland Yard, with a view of examining its shape and dimensions, and how far it is substantially constructed, I beg leave to state, that its shape seems to be well calculated to resist the pressure to which it is exposed; that the materials are good, and the workmanship quite as perfect as can be expected in a work of this nature.

Having been called upon to examine some of the most extensive Tunnels which have of late years been constructed in England (viz. on the Grand Junction and Huddersfield Canals) and had the sole direction of several on the Shrewsbury and Ellesmere Canals; I do not consider the Sewer in question (though smaller in dimensions) to be under less difficult circumstances than the before-mentioned works; and, of course, bears a sufficient relation to them.

Considering that it was not infrequently carried through quicksands, and sometimes interrupted by springs, and all this under streets composed of valuable buildings, and in part exposed to sewage water from them, it cannot be expected that either the Line of Inclination, the dimensions of the Tunnel, or the joints of the Brickwork, can, in all cases, be preserved quite as correctly as in works above ground, and free of the aforesaid obstacles; I was therefore prepared to meet with some few slight irregularities, which, without at all impeaching the substantial performance of the work, require to be noticed, and, in some instances, remedied.

In what I have to recommend, I shall not notice the constructions in the upper part of the Tunnel, which are to the Northward of Hanover-street, which were unavoidably occasioned by springs, and were authorized by the Architect.

1st.—In consequence of the frequency of forming junctions at the meeting of the different lengths of brickwork, and also on account of the seepage of water, and continual dampness, the joints at sandy places in the upper half of the Tunnel (the lower half being already laid in cement) require to be raked out and fresh pointed. This, in order to prove effectual, should be done with Parker's Cement; and as the contractors and also Mr. Morgan were present at the inspection, and are quite aware of the parts alluded to, instead of attempting to camouflage them, I must refer to Mr. Morgan, who is well qualified to point them out, particularly between Hanover-street and Vine-street.

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ally.—Immediately below Glasshouse-street, in order to acquire the proper inclination, and take off the water, it will be necessary to lower a part of the Sewer bottom. In two other places, where the Tunnel is under the specified height of 6 feet 6 inches in the clear, and also laid too low, and the whole Waterway required, it will be necessary to raise the top or archway. These places are, 1st, Opposite Spring Garden and Charing Cross, about 60 yards in length; 2d, in Charing Cross Street, about 25 yards in length.

From the numerous instances in which I had opportunities of seeing where the body of the Work (viz. the roof, sides, and bottom), had been cut-min, and the whole being now free from crack or flaw, I am of opinion, that if the above-mentioned defects were remedied, the Constructors will have rendered the Work as perfect as can be required of them; and it having already received all the pressure which can be expected, is likely long to remain so; as I consider the Sewer to be, upon the whole, very substantially constructed.

London,
29th August 1819.

Thomas Telford.

LETTER to JOHN RENNIE, Esquire, requesting him to re-examine the New Sewer, &c.; and to make a further Report thereon.

SIR,

The New Street Office, 3d March 1819.

THE Commissioners for carrying the New Street Act into Execution, having, upon the receipt of the Two Reports made by yourself, Mr. Chapman, and Mr. Jessop, dated respectively the 6th of August 1817, and 1st of May last, respecting the form and workmanship of the Regent's Park Sewer, in its whole extent, referred those Reports to Mr. Nash, for any suggestions or observations he might think proper to offer thereon; and having received from Mr. Nash a letter in reply; I have their commands to request your consideration of the following Observations contained in that letter.

With reference to that part of your First Report which relates to the taking into the New Sewer, of the Pall Mall and Hartshorn-lane Sewers, Mr. Nash states, that the Pall-Mall Sewer, which had been found to have a very small current, and to be thereby liable to sit up, has been materially relieved by a considerable fall being given to it where it unites with the Regent's Park Sewer; and that the circumstance of taking in the Hartshorn-lane Sewer, not having been attended with a result equally beneficial, the Water has been turned into its old course, and no longer flows into the New Sewer.

In consequence of the observation contained in the beginning of your Second Report, viz. "That the general form of the New Sewer is good, but that there are defects in the execution " of the work, several parts being a few inches deficient in the height and width contracted for," Mr. Nash states, that he felt it would be improper finally to settle the Contractor's accounts, until he should be satisfied, by the opinion and report of a respectable and indifferent person, as to the due performance of their contract; and that he therefore employed such a person to survey the Sewer, as between the Contractor and himself; and Mr. Nash states, that all the Works pointed out as necessary to be done (being in general those which formed the subject of your Reports) have been carefully executed, except the pointing in cement of those joints where the mortar was cut; it being the opinion of Mr. Nash, upon a subsequent examination of the Sewer, that that part of the work would be unnecessary, unless a greater body of water should be admitted into the Sewer, as is proposed, from the King's Scholars Pond Sewer, those joints being principally in the higher parts of the sides of the Sewer; and that if no greater drainage is effected by the New Sewer than that of the New Street, and the side Sewers, the Water will never rise so high as to touch them; but that should the King's Scholars Pond Sewer be relieved by the New Sewer, it would then be a fit time to point the joints, if it should be thought necessary; but the mortar having become hard, Mr. Nash submits that such a measure is not at present necessary.

In the same Report it is observed that, "The bottom of the Regent's Park Sewer has, in consequence of the badness of the foundation near Charing Cross, risen; by which the " elliptical form in which it was originally built, is lost." And Mr. Nash states, that the old bottom has been taken up, and a new bottom laid down, in a sound and satisfactory manner, and the Waterway thereby increased.

With reference to that part of the same Report in which it is stated, that " the junctions of " some of the Shifts and side Drains with the New Sewer have been very negligently finished, " and must be thoroughly repaired, and that about two-thirds of the whole length of the

" Sewer

No. 12.

" Sewer should be newly pointed with Roman cement, as the mortar has not become hard, and " is not calculated to resist for any length of time the action of a rapid current;" Mr. Nash observes, that the Side Drains are principally made of bricks set in cement; and that where the Shafts intersect the Sewer, the bottoms are formed with Stones, the upper part having a regular cut arch; and he observes, that the pointing of two-thirds of the sewer with Parker's cement, would be productive of an expense more than proportionate to the necessity for such an undertaking; the bottom and the sides of the Sewer half way up, and in several parts even the whole of the inner ring, being set in cement; and the mortar in the upper part becoming quite hard, except in particular places, where by the scaling of the springs, the particles of the unslacked lime have been washed out; and that this is only partial, and for the depth of about half an inch of the joint, while the inner portion of the mortar is becoming harder.

Having taken these circumstances into your consideration, I have the Board's commands to request that you will, in conjunction with the Gentlemen by whom you were assisted in your former Surveys, if you shall think their assistance necessary, examine the Sewer, and report to the Board how far, in your opinion, the imperfections alluded to in your Reports, have been remedied.

I am, Sir,

Your most obedient Servant,

To John Rennie, Esq.

A. Miller.

Appendix, No. 13.

AN ACCOUNT of LEASES and LICENCES granted to sundry Persons to make Railways, Tramroads, or Inclined Planes in and upon the Waste of His Majesty's Forests of Dean, in the County of Gloucester; for the more convenient Carriage of Stone, Coal, Ore, &c.; and to erect Fire or Steam Engines for raising the same, and the Water collecting in the Pits where they are got.

NAMES of GRANTEES.	DATES of GRANTS, &c.	LEASES, LICENCES, and PRIVILEGES GRANTED.	FOR WHAT TERMS, &c. &c.	Annual Rents.
Isaac & Peter Kier	Agreement, 25d Sept. 1809 .	For the privilege of stamping a heap of Clinders at Park End .	To Michaelmas 1812 . .	d ^s . . 4. 2 2 0
Doct. - -	Licence, 24th Jan. 1815 .	To erect and confine a Water Wheel and Machinery for the above purpose; to erect a Shed for their Workmen, and Tools, and to take to their own use the Clinders on 14. 5a. 7r. of Land . .	31 years, from Michaelmas 1812 . .	20 0 0
Old Engine Company	Verbal leave .	To occupy an Encroachment under Hay- wood . .	Paying at Micha- elmas annually .	1 1 0
Seaton and Wye Railway Company	Act 49 Geo. 3. .	Privilege of making and maintaining a Rail- way from Lidbrook, on the River Wye, to the Lower Forge, below Newnham, in the Parish of Ledbury, and for making other Railways in the Forest of Dean .	Paying at Christ- mas annually .	300 0 0
Doct. - -	Act 50 Geo. 3. .	Privilege of varying certain parts of the above-mentioned Railway, and of extend- ing the same . .	Doct. . .	10 0 0

Leases and Licences to make Railways, erect Engines, &c. in Dean Forest—continued.

NAMES of GRANTERS.	DATES of GRANTS, &c.	LEASES, LICENCES, and PRIVILEGES GRANTED.	FOR, WHAT TERMS, &c. &c.	Annual Rent.
Sewern and Wye Railway Company	Licence, 20th July 1813 -	To make and maintain an additional branch of Railway from Park End to Ivy Moor Head	31 years from the date -	£2 4 4 3 15 0
Belle Isle Railway Company	Act 40 Geo. 3. -	Privilege of making and maintaining a Rail- way or Turnroad from the summit of the Hill above Churchbury Engine in Dean For- est, to Cinderford Bridge on the said Forest.	Paying at Christ- mas annually	100 0 0
Monmouth Railway Company	Act 34 Geo. 3. -	Privilege of making and maintaining a Rail- way from Howler Slade, in the Forest of Dean, to the Town of Monmouth, &c.	Time - -	50 0 0
Thomas Wentfalg and Co.	Licence, 13th Feb. 1812	To make and maintain a Railway and in- closed place, from some houses consequent	31 years from the date -	5 0 0
Park End Coal Company	Licence, 28th Nov. 1811	To John Kear, to complete and continue a Steam Engine at Barches Well	31 years from the date -	5 0 0
Messrs. Protheroe and Waters	Licence, 2d January 1814	To continue the above Engine, with the addition of a $\frac{1}{2}$ of an Acre of Land N.B.—The additional Rent only to take place from Michaelmas 1814.	31 years from 28th Nov. 1811	5 10 0
Park End Coal Com- pany	Licence, 28th Nov. 1811	To Matthew Kear, to complete and con- tinue a steam engine at Brook Hall Ditches	31 years from the date -	5 0 0
Messrs. Protheroe and Waters	Licence, 20th July 1813	To complete and continue a Steam Engine at Churchton, in lieu of the above N.B.—Rent to commence from Mi- chaelmas 1813.	31 years from 28th Nov. 1811	5 0 0
Park End Coal Com- pany	Licence, 28th Nov. 1811	To Matthew Kear, to continue two Fire or Steam Engines at Ivy Moor Head	31 years from the date -	5 0 0 1 0 0
Messrs. Protheroe and Waters	Licence, 20th July 1813	To continue the said two Engines N.B.—Rent to commence from Mi- chaelmas 1814.	31 years from 28th Nov. 1811	5 0 0 1 0 0
Cook, Kear, and Company	Licence, 28th Nov. 1811	To complete and continue a Steam Engine at a place called The Independent Coal Work	31 years from the date -	5 0 0
Thos. Bennett	Licence, 28th Nov. 1811	To complete and continue a Steam Engine at the Upper Engine	31 years from the date -	5 0 0
Thos. Bennett	Licence, 12th Feb. 1815	To work and make use of two Engines at Lower Elton, in lieu of the above N.B.—Rent to commence from Mi- chaelmas 1815.	31 years from Mich ^l 1815 -	5 0 0 1 0 0
William Tingle	Licence, 28th Nov. 1811	To continue two Steam Engines at a place called The Old Engine N.B.—These Engines not being at work, the Rent paid subsequent to the Year 1812 was only £27 per annum.	31 years from the date -	5 0 0 1 0 0
Geo. Teague	Licence, 28th Nov. 1811	To continue two Engines at a place called Northid N.B.—The same as William Tingle, above.	31 years from the date -	5 0 0 1 0 0

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Leases and Licences to make Railways, erect Engines, &c. in Dean Forest—continued.

NAME of GRANTEE.	DATE of GRANT, &c.	LEASES, LICENCES, and PRIVILEGES GRANTED.	FOR WHAT TERMS, &c. &c.	Annual Rent.
Richard Vaughan -	Licence, 12th Feb. 1812	To continue two Steam Engines at a place called Churchway - - - }	31 years from } that date }	£ s. d. 5 0 0 1 0 0
Belleuil Railway Company -	Licence, 4th May 1813	To make and continue an inclined Plane to a Stone Quarry in the Stapleage Inclosure } Paying 1s. per Ton for Stone raised in the said Quarry	31 years from } that date - }	1 0 0
Edin - -	On lease -	To continue possession of a Coal Yard at Cinderford - - - }	Paying at Michas' each year }	0 5 0
John Davis -	Licence, 12th Feb. 1812	To continue a small Engine, called 'Strip, and-at-it!' - - - }	31 years from } the date - }	1 0 0
Messrs. Phillips and Marland -	Licence, 21st Sept. 1814	To erect and complete Engines at Palmer's Flat and Hopeswell, and to lay down and continue a branch of Railway - - - }	31 years from } Michas' 1814 }	10 0 0 12 12 0
Messrs. Phillips and Marland - -	Licence, 5th Dec. 1814	To erect and continue two small Engines at Palmer's Flat and Hopeswell, as appendages to the above - - - }	31 years from } Michas' 1814 }	1 0 0 1 0 0
David Marshet -	Licence, 4th March 1815	To erect and continue an Engine at a place called Donpfield - - - }	31 years from } Michas' 1814 }	5 0 0
John Protheroe -	Licence, 12th Jan. 1815	To erect and continue a Steam Engine at Whitley's Colliery - - - }	31 years from } Michas' 1814 }	5 0 0
J. H. Glover -	Licence, 12th Feb. 1816	To erect and continue a Steam Engine at Smith's Pelly - - - }	31 years from } Michas' 1815 }	5 0 0
Messrs. Phillips and Marland - -	Lease, 6th March 1816	Of Land at Hopeswell, with licence to make and continue a branch of Railway - - - }	31 years from } Michas' 1815 }	3 10 0 2 0 0
Messrs. Protheroe and Waters -	Licence, 27th June 1817	To erect and continue an auxiliary Engine at Ivy Moss Head, for raising or drying Coal, and to inclose, and continue inclosed, 2s. 1r. of Land - - - }	31 years from } Michas' 1817 }	5 0 0 1 0 0
William Stenson & Samuel Hewitt -	Licence, 22nd Nov. 1817	To erect and continue two Steam Engines, to be called the Old Mill Engines, at the No Coal and Churchway Coal Vales - - - }	31 years from } Michas' 1817 }	5 0 0 1 0 0
John Trotter and Company -	Licence, 24th Jan. 1818	To erect and continue two small Steam Engines at Valler's Level, or Hawler Slade Colliery - - - }	31 years from } Michas' 1817 }	5 10 0 2 10 0
Messrs. Protheroe and Waters -	Licence, 26th Jan. 1818	To continue a small Steam Engine for raising Coal, as an appendage to their Engine at Barber's Well, licensed 5th Jan. 1815 - - - }	31 years, to } commence at } Michas' 1816 }	1 0 0
John Hawkins -	Lease, 30th Sept. 1818	Of two pieces of inclosed Land near Coleford, given up to the Crown by David Marshet, Esq. in exchange for Forest Land - - - }	7 years from } Michas' 1818 }	6 0 0
Thomas Bruce -	Licence, 23d Feb. 1819	To convert into a Carr Mill, an old Water Wheel and Building near Cinderford Bridge }	31 years from } Michas' 1818 }	1 0 0

Appendix No. 14.

As ACCOUNT of all the Money which has arisen by the Sales of small Parcels of Land, or of the Rights and Interests of the Crown in and over Lands in the Royal Forests, under the Authority of the Acts of 38d Geo. 3, cap. 161, and 55th Geo. 3, cap. 55.

DATE.	NAMES OF PURCHASERS.	Quantities.	Consideration Money.
NEW FOREST. (Under the Act of 2nd Geo. 3. cap. 164.)			
		A. B. P.	£ s. d.
19th October	1813 Samuel Clements, Esq. of Lymington Jos. Ward, Esq. of Farnham	(1 parcel) (1 parcel)	— — 10 3 18 9
18th February	1814 Samuel Clements, Esq. of Lymington	(1 parcel)	— 1 13
20th August	— Mr. James Lisle, of Brockenhurst	(1 parcel)	— 1 13
—	— Mr. William Hamlyn, of Lymington	(1 parcel)	— 1 13
—	— Samuel John Mox, Esq. of Lymington	(1 parcel)	— 1 13
—	— Mr. William Hamlyn, of Lymington	(1 parcel)	— 1 13
—	— Mrs. Maudslayi Baynes, of Lymington	(1 parcel)	— 1 13
—	— Mr. Richard Budd, of Lymington	(1 parcel)	— 1 13
—	— Mr. Philip Grey, of Minster	(1 parcel)	— 1 13
14th September	1814 Mr. W. Winstock, of Bancher	(1 parcel)	— 1 13
—	— Geo. Edwards, Esq. of Lymington	(1 parcel)	— 1 13
—	— Mr. James White, of Bancher	(1 parcel)	— 1 13
31st December	1814 Mr. James Frayser, of Bancher	(1 parcel)	— 1 13
—	— Mr. Michael Phillips, of Bancher	(1 parcel)	— 1 13
18th December	1817 Mr. Christopher Mundy, of Lymington	—	— 1 13
—	— Mr. James Mundy, of Bancher	—	— 1 13
—	— Mr. Abraham Gray, of Compton	—	— 1 13
20th July	1816 Mr. Thomas Halsey, of Halsey	—	— 1 13
—	— Mrs. Elizabeth Halsey, of Halsey	—	— 1 13
18th September	1816 Mr. John A. Halsey, of Compton	—	— 1 13
20th November	— Mr. Thomas Lacey, of Bancher	—	— 1 13
—	— Mr. William Street, of Lymington	—	— 1 13
21st January	1817 Mr. Robert Pevins, of Halsey	—	— 1 13
—	— Mr. Henry Thomas, of Bancher	—	— 1 13
—	— Mr. Michael Phillips, of Bancher	—	— 1 13
—	— Mr. William Baynes, of Bancher	—	— 1 13
—	— Mr. George Sawyer, of Minster	—	— 1 13
—	— Mrs. Martha Cole, of Bancher	—	— 1 13
—	— Mr. Isaac Topley, of Bancher	—	— 1 13
14th March	1817 Mr. John Collier, of Brockenhurst	—	— 1 13
—	— Mr. John Alexander, of Brockenhurst	—	— 1 13
19th April	1817 Joseph Ward, Esq. of Farnham	—	— 1 13
—	— Major General Sir Charles Phillips, of Lymington	—	— 1 13
18th February	1818 R. A. Dando, Esq. of Brockenhurst Hill	—	— 1 13
20th July	— Mr. Jos. Williams, of Lymington	—	— 1 13
—	— Mr. John Howard, of Green Bridge	—	— 1 13
—	— Mr. James White, of Bancher Road	—	— 1 13
—	— Mr. John Arnold, of Bancher	—	— 1 13
—	— Mr. John Blake, of Lymington	—	— 1 13
—	— Mr. Charles Hamlyn, of Brockenhurst	—	— 1 13
—	— R. C. Pevins, Esq. of New Town Park	—	— 1 13
—	— Mr. John Reed, of Bancher Road	—	— 1 13
—	— William Park, Esq. M.D. of Lymington	—	— 1 13
—	— Mr. Thomas White, of Minster	—	— 1 13
—	— Mr. John Smith, of Palmer's Wood	—	— 1 13
—	— Mr. John Lacey, of Brockenhurst	—	— 1 13
1st September	1818 Mrs. John Winstock, of Bancher	—	— 1 13
2d November	— William Schellhorn, Esq. of Halsey	—	— 1 13
BEERE FOREST. (Under the before mentioned Act.)			
		£ s. d.	£ s. d.
—	— Charles Whitaker, Esq. (Clipped)	— 1 13	148 15 —
—	— James Palfrey, Esq. Clipped	— 1 13	125 15 6
WALTHAM FOREST. (Under the Act of 17th Geo. 3. cap. 33.)			
		£ s. d.	£ s. d.
—	— Sold to John Tindley, Esq. of Cliphurst, of the Freehold Rights and Interest of the Crown, and two parcels of uninclosed Land, containing together	— 1 13	119 8 9

Appendix, No. 15.

AN ACCOUNT of EXCHANGES made of WASTE LANDS in the Royal Forests, for Lands of Individuals, under the Authority of the Act of 32 Geo. 3, cap. 161.

PERSONS WITH WHOM EXCHANGES HAVE BEEN MADE	LANDS EXCHANGED.	
	Belonging to His Majesty.	Belonging to Individuals.
NEW FOREST.		
	A. R. P.	A. R. P.
Hester Godley Wright, Esq. of Bartley Regis, in the County of } Southampton	0 0 38	0 0 38
Joshua Andrews, Esq. of Bartley Regis, in the County of Southampton	0 1 10	0 1 10
Francis Daniel, Esq. of Bramshaw, in the County of Southampton	20 3 13	12 1 36
The Honourable Charles Murray, of Castle Malwood Cottage, in the } County of Southampton	4 3 36	2 3 30
Jos. May, Esq. of Bramshaw, in the County of Southampton	0 0 12	0 0 7
Henry Clibbery Flaxden, Esq. of Newton Park, in the County of } Southampton	23 3 24	8 2 33
Mr. William Raffell, of Lyndhurst, in the County of Southampton	0 1 10	0 0 23
Mr. John Robins, of Lyndhurst, in the County of Southampton	1 2 16	0 3 8
George Beck, Esq. of Lyndhurst, in the County of Southampton	0 1 38	0 1 7
Gilbert Grosvenor, Esq. of Lyndhurst, in the County of Southampton	0 1 7	0 0 24
Mr. Stephen Crook, of Lyndhurst, in the County of Southampton	0 0 23	0 0 11
Mr. Richard Moonfield, of Lyndhurst, in the County of Southampton	1 2 38	0 3 13
Mr. John Dags, of Lyndhurst, in the County of Southampton	0 0 30	0 0 13
BERE FOREST.		
George Gardner, Esq. of Wickham, in the County of Southampton	1 0 16	1 0 16
John Newman, Esq. of Crick Cottage, near Farnham, in the County } of Southampton	1 0 16	0 2 13
DEAN FOREST.		
Edward Frothingham, Esq. of Harley-street, in the Parish of Mary-in- } bone, in the County of Middlesex, and Thomas Waters, junior, } Esq. late of Camerton	4 1 24	1 3 0
David Marsh, Esq. of Coleford, in the County of Gloucester	4 1 0	2 1 15
Mr. Thomas Wood, of Yorkley, in the Hundred of St. Brivels, in } the County of Gloucester	0 2 13	0 2 14
WINDSOR FOREST.		
John and Charles Symonds, of the Liberty of Newland, in the Parish } of Hurst, in the County of Berks	19 1 3	22 0 7

Appendix, No. 16.

AN ACCOUNT of the Number of Loads of Full Wood in New Forest, of which the Assignments have been extinguished, by stopping Allowances to Persons holding Offices, or by Purchases in perpetuity.

ALLOWANCES TO PERSONS HOLDING OFFICES.		Loads.	
His Royal Highness the Duke of York, Lord Warden of the Forest	-	50	
His Royal Highness the Duke of Gloucester, for Boldrewood Lodge	-	35	
Her Royal Highness Princess Sophia Matilda, for Ironhill Lodge	-	10	
His Royal Highness the Duke of Cambridge, for Rhinoceros Lodge	-	10	
Barley Lodge	-	25	
The Keeper of Barley Walk	-	10	
The Keeper of Holmsley Walk	-	10	
The Yeoman, and other Forest Officers	-	8	
The Navy Purveyor	-	8	
The Deputy Woodward	-	4	
	Loads	160	
PURCHASES IN PERPETUITY FROM PERSONS ENTITLED IN RESPECT OF PRIVATE PROPERTY.			Amount of Purchase.
	Loads		£ s. d.
Of Joseph Wild, Fildwell, for a Messuage House and sundry other Messuages and Tenements in the Parish of Boldre	60	-	1,200 0 0
Of Stephen Lancaster, Esq. Russell-place, Putney, for a Messuage and Farm at Warborne and Boldre, and a Cottage and Field at Vane's Mill	20	-	400 0 0
Of Percival Lewis, Esq. Lynton, for a Cottage and Land at Linwood, in the Parish of Ellingham	2	-	40 0 0
Of Benjamin Hall Brown, Esq. Lynton, for an Estate called Lanch- more, in the Parish of Brockhurst	2	-	40 0 0
Of Mr. Richard Carter, Brockhurst, for a Freehold Estate at Brock- hurst	1	-	20 0 0
Of Mr. Robert Perkins, Lynton, for an Estate called Stockhouse, in the Parish of Boldre	1	-	20 0 0
Of Edward Jones, Esq. Clayhill, Radfeld, for a Messuage, Tenement or Farm, in the Parish of Boldre	3	-	60 0 0
Of John Mison, Esq. Brockhurst, for sundry Messuages and Ten- ements, in the Parish of Brockhurst	7	-	140 0 0
Of the Right Honourable William Sturges Bourne, for a moiety of the quantity claimed for the Manor or Estate of Tarrwood, in the Parish of Eling	10	-	200 0 0
		106	
Total Quantity extinguished		266	

Appendix, No. 17.

AN ACCOUNT OF LEASES granted to different Persons of Encroachments on the Skirts or Borders of His Majesty's late Forest of Bere, or in parts thereof, not suited for the Growth of Timber; or of small parcels of Land situated on the Skirts or Borders thereof, and not deemed fit for the growth of Timber, in consideration of the removal, abatement or resumption of Encroachments or Purprestures, situated in parts set out to be inclosed for the growth and preservation of Timber.

NAMES OF LESSEES, and DATES OF LEASES.	PRIMES LEASED	CONTENTS	TERMS	Annual Rents.
Thos. Lee and his Wife, 13th January 1815.	An Encroachment at Wood End Brow (with a Cottage on the same)	A. R. P. 2 0 0	{ For 30 years, or the lives thereof }	<i>ad s. d.</i> 0 5 0
Peter Prior of Soberton, 27th January 1817.	A small piece of Land, with a Cottage thereon, on the borders of the West Walk, in consideration of his having given up an Encroachment near Chipmoll	0 1 5	{ 31 years from Michaelmas 1816 }	0 5 0
T. Richards of Soberton, 2d July 1817.	A small piece of Land, with a Cottage thereon, on the borders of the West Walk, near Soberton, in consideration of his having given up an Encroachment at Stony Ford	0 1 5	Ditto	0 5 0
W. Richards of Soberton, 24th Sept. 1817.	A small piece of Land, with a Cottage thereon, on the borders of the West Walk, in consideration of his having given up an Encroachment near Mil- lingford	0 1 12	{ 21 years from Michaelmas 1817 }	0 5 0
G. Matthews of Soberton, 5th Dec. 1817.	A small piece of Land on the borders of the West Walk, in consideration of his having given up an Encroachment at Wood End	0 1 3	Ditto	0 5 0
J. Lutman of Soberton, 5th Dec. 1817.	An Encroachment with a House there- on, on the borders of the West Walk, by the side of the road leading from Millingford to Wickham	1 2 12	Ditto	4 10 0
Anthy. Gates of Soberton, 5th Dec. 1817.	A small piece of Land on the borders of the West Walk, in consideration of his having given up an Encroachment near Horsley Head Lane	0 1 11	Ditto	0 5 0
J. Matthews of Soberton, 5th Dec. 1817.	An Encroachment on the borders of the West Walk, near Horsley Head Pond	0 2 11	Ditto	0 7 0
Willm. Ellis of Soberton, 5th Dec. 1817.	An Encroachment with a House thereon, on the borders of the West Walk near the last mentioned	0 1 26	Ditto	0 6 0
P. Lutman of Soberton, 5th Dec. 1817.	An Encroachment with a House thereon, on the borders of the West Walk, be- tween King's Meads and the Road from Millingford to Wickham	2 0 4	Ditto	0 12 0
H. Henderson of Soberton, 5th Dec. 1817.	An Encroachment on the borders of the West Walk, near Horsley Head Pond	0 0 21	Ditto	0 2 0

Appendix, No. 18.

AN ACCOUNT of all the Money which has arisen by the SALES of LAND in Windsor Forest, under the Authority of the Acts of 33 Geo. 3, c. 158, and 37 Geo. 3, c. 97.

		s.	d.	p.	£	s.	d.	£	s.	d.
Richard Perry, of Warfield, Esq.	Two Parcels in Basingfield	16	3	17	660	0	0			
Thomas Snowden, of Reading, Wine Merchant	Ditto	9	3	17	380	0	0			
Paul Holton, of Wokingham, Do.	Ditto	9	4	14	375	0	0			
Richard Ellis, of Basingfield, Baker	One - Ditto	3	1	15	130	0	0			
James Lawrence, of Basingfield, Carpenter	Two - Ditto	4	3	10	240	0	0			
George Henry Elliott, of Basingfield, Esq.	Six - Ditto	25	1	29	1,120	0	0			
Robert Mayrick, of New Windsor, Gent.	Two - Ditto	19	1	30	755	0	0			
George Henry Elliott, of Basingfield, Esq.	Three - Ditto	24	1	23	700	0	0			
Philip Green, of Cookham, Esq.	One Parcel in Basingham	33	2	4	325	0	0			
John Nash, of Wokingham, Esq.	Two Parcels - Ditto	25	1	37	260	0	0			
Charles Simonds, of Reading, Gent.	One - Ditto	34	1	8	390	0	0			
John Roberts, of Wokingham, Esq.	Ditto - in Wokingham	38	0	22	1,820	0	0			
Rowland Stephenson, of Fawley Hill, Esq.	Four Ditto in Sandownfield	8	0	32	165	0	0			
John Barkham, of Turgisgreen-street, Merchant	One Ditto in Hurst	11	1	0	170	0	0			
Richard Barr, of Wickfield, Gent.	One Parcel in Wickfield	3	3	35	140	0	0			
Edgar Walker, Do. Widow	Ditto	3	3	27	235	0	0			
John Jennings, of New Windsor, Brewer	Two - Ditto	2	0	34	110	0	0			
Rev. W. Wace, of Reading, D.D.	Ditto - in Hurst	11	1	8	225	0	0			
Right Hon. Lord Brynhelm	One Ditto in Arborfield	0	1	5	15	0	0			
George Dawson, of Slough-street, Esq.	Two - Ditto	0	2	38	30	0	0			
Sir T. Metcalfe, Bart.	One Ditto in Wickfield	6	0	37	375	17	0			
Stephen Round, of Old Windsor, Esq.	One Ditto in Old Windsor	30	0	0	315	0	0			
Thomas Dobby, of Wickfield, Baker	One Ditto in Wickfield	2	3	36	175	10	0			
Charles Dobby, Do. Brickmaker	Three - Ditto	5	1	22	565	5	0			
John Barkham, of Sandownfield, Carpenter	One Ditto in Arborfield	1	1	22	55	0	0			
John Targor, of Hurst, Baker	One Ditto in Wokingham	10	0	0	160	0	0			
Arthur Vennart, of Shottisham, Esq.	One Ditto in Basingfield	28	2	7	265	0	0			
John Walter, of London, Esq.	Three Parcels in Wokingham, Newland, and Hurst	305	0	2	3,050	0	0	7,264	19	4
Harry Simonds, of Reading, Gent.	One Parcel in Arborfield	0	1	32	14	0	0			
Owen Goddard, of Finchampstead, Gent.	Ditto - in Finchampstead	13	0	0	185	0	0			
John Wilson, of Wokingham, Gardener	Ditto - in Wokingham	5	2	20	160	0	0			
Edward Bailey, of Finchampstead, Gent.	Two Parcels in Finchampstead	25	1	0	415	0	0			
The Rev. G. E. Whitley, of Wokingham	One Parcel in Basingfield	6	3	28	315	0	0			
Edw. Horne, of Wokingham, Woolingier	One Ditto in Wokingham	9	1	15	170	0	0			
George Simons, of Sunninghill, Esq.	Three Ditto in Old Windsor	502	0	29	4,745	12	0			
John Walter, of London, Esq.	Two Ditto in Hurst	21	1	30	320	0	0			
S. W. Lewis, of Wokingham, Bricklayer	One Ditto in Ditto	3	3	20	115	0	0			
C. F. Palmer, of Lackley House, Berks, Esq.	One Ditto in Finchampstead	30	0	0	410	0	0			
John Roberts, of Wokingham, Gent.	Two Ditto in Wokingham	5	1	32	175	0	0			
Admiral Gore and Gen. Tennant, Esq.	Several Places in Basingham and Wokingham	31	1	39	1,200	0	0			
John Mills, of Westminster, Esq.	One Parcel in Wickfield	4	2	25	280	10	0			
John Holliday, of Wickfield, Gent.	Ditto	4	0	31	250	0	0			
Ann Carter, and others	Two Parcels in Wickfield and Old Windsor	8	3	4	475	1	0			
The Rev. H. E. St. John	Seven Parcels in Finchampstead	207	1	5	2,010	0	0			
Edward Skinner, of Wickfield	One Ditto in Wickfield	0	2	35	20	0	0			
William Vole, of Mary-le-bone, Esq.	Ditto	7	0	8	232	0	0	45	7	9
William Wright, of New Windsor	Two Parcels in Wickfield and Old Windsor	5	1	25	335	0	0			
Charles Dobby, of Wickfield	Two Parcels in Old Windsor	0	5	31	40	0	0			
John Holliday, of Wickfield, Gent.	Two Ditto in Wickfield	3	3	35	175	0	0			
George Simons, of Sunninghill, Esq.	One Ditto in Sunninghill	159	1	38	1,375	18	0			
		1,886	2	32	25,917	1	0			

Appendix, No. 19.

TABLE, showing the CIRCUMFERENCE of OAK TREES in the Forests and Woods under-mentioned, measured at Six Feet from the Ground, at the different Dates hereunder stated.

DEAN FOREST.

WHERE SITUATED.	Mark.	CIRCUMFERENCE.					
		14th September 1809.	26th August 1810.	17th August 1811.	25th October 1814.	13th October 1816.	26th Oct. 1818.
In a Row on the left hand side of the Road, leading from the Speech House to Newsham	A	7½	3½	11½	14½	18	20
In the same Row, nearer Cinderford Bridge	B	8	3½	11½	14	16½	19
In the same Row, and still nearer Cinderford Bridge	C	8½	3½	11½	13½	16½	19½
In the first Row on the right hand side of the Road from the Speech House to Parkend	D	7	7½	8½	11	13½	16½
On the same side of the Road in the same Row, and a little nearer to Parkend	E	6	7½	8½	10½	12½	14½
On the opposite side of the Road, near to the corner of Harvey's Field	F	6	4½	8	9½	12	13½
Acorn Patch, near the Gate	G	14½	15	17½	19½	20½	22
Do. do. do. do.	H	13	13½	14½	16	17	18½
Acorn Patch, in the interior and new to each other	I	12	12	12½	14	14½	15½
" " " " "	K	17½	18½	20	21½	23½	23½
" " " " "	L	11½	12½	13½	15½	17	18½
" " " " "	M	12½	13½	15½	18½	20½	21½

N.B.—The Acorn Patch, where these Oaks were raised, was inclosed and planted with Acorns about 1784; the Trees marked A, B, C, were drawn out of it in 1800, and are situated in a row with others on the left hand side of the Road leading from the Speech House to Newsham; D, E, and F, are between the Speech House and Acorn Patch, near the corner of the Speech House Fence, and were planted in 1807; and G, H, I, K, L, and M, are remaining in the Acorn Patch, and have not been transplanted.

BERE FOREST.

WHERE SITUATED.	Mark.	CIRCUMFERENCE.			
		1st October 1806.	September 1810.	1st September 1814.	25th March 1819.
WICKHAM WALK.					
In Prior's Brow	A	31½	33½	37½	41½
Back Hammock	B	33½	36½	39½	41½
Old Coppice	C	48½	51½	55½	58½
Mixing Ford	D	84	87	91½	94½
Woodland, near Admiral Knight's	E	59½	62½	64½	67½
Anthony's Brow	F	36½	38½	42½	46
24 Sept. 1806.					
CREECH WALK.					
In Lodge Bail	A	68½	70	72	74½
Holes Hammock	B	68	70½	72½	74½
Holes Hill	C	56½	57½	61	63½
Bottom of Little Creach	D	84	85	88½	91½
Dune near King's Pound	E	63½	64½	66	67½
W. of King's Pound	F	66	67½	68½	69

No. 19. Table showing the Circumference of Oak Trees, &c.—continued.

WHITLEWOOD FOREST.

WHERE SITUATED.	Mark.	CIRCUMFERENCES.				
		1st September 1861.	4th September 1862.	20th October 1862.	4th October 1863.	19th September 1864.
		Inches.	Inches.	Inches.	Inches.	Inches.
In Pond Riding Coppice, Stewk Walk	A	28½	29½	48	43½	44½
Eastless Coppice, - Do.	B	29	21½	23½	22	22
Bar Water Coppice, - Do.	C	44	46	45	50	50½
Stallage Coppice, Hanger Walk	D	21½	22½	26	27½	29
Grube Hill Coppice, - Do.	E	23½	34½	37½	35½	46
Esley Plain, Wakefield Walk	F	49	50½	54	55	56½
Saunter & Coppice, - Do.	G	25½	27½	30½	28	31½
Do. - near a Cluster of Trees	H	11	12½	16½	19	19½
Esley Coppice, Wakefield Plain	I	29½	30½	31½	32½	33½
Holton Wood Hill Coppice, Skelbrook Walk	K	22	24	30	32½	34½
Shield's Coppice, Hancherough Walk	L	29½	31½	33½	37	38
King Richard's Coppice, - Do.	M	13½	15½	20½	22½	23

SALCEY FOREST.

WHERE SITUATED.	Mark.	CIRCUMFERENCES.				
		19th September 1861.	1st September 1862.	20th October 1862.	19th October 1863.	19th September 1864.
		Inches.	Inches.	Inches.	Inches.	Inches.
In Hartwell Clear Coppice	A	66½	67½	70	71	72½
Middle of Quinton Tongue Coppice	B	15	16½	20½	23½	24½
Stoneway Coppice (5 feet from the Crown)	C	17½	20	25	30½	29
Between Stoneway and Sheshby Coppice	D	127	129	144½	146	149
Bush Coppice	E	33	34	37½	39½	40½
Hazel Coppice	F	85½	87	94	91½	93½
Madron's Coppice	G	47	49	52	53	55
Ride between Waker and Autebury Coppices	H	129½	133	138	139	140
Clubs Coppice	I	20	23½	22	26½	28
Linsden's Coppice	K	35½	37½	41½	41½	42½
Great South's Coppice	L	47½	48½	53	53½	55
Danes Coppice	M	21	22½	29	31	33½
Hardap Hollow Coppice	N	29½	32	32½	36½	38
Bassway Coppice	O	62½	69½	73	73½	75
The open Ride in Lay thick Strips	P	60	63	67	68	69½
Perrins Coppice	Q	32½	34	37	39½	40½
Ballinmore Coppice	R	90	92	95	98½	99½
Do.	S	26	26½	33	35	37
Snodgh Coppice	T	72	74	77	78½	80
Do.	V	44	46½	51	53	54

No. 19. Table showing the Circumference of Oak Trees, &c.—*continued*.

ALICE HOLT FOREST.

WHERE SITUATED.	Marks.	CIRCUMFERENCES.				
		14th September 1861.	4th August 1862.	2d September 1863.	21st September 1864.	26th April 1865.
On the right of the Colchester Oak, South-west of the Great Lodge	A	78½	81½	82½	85½	88½
On the Edge, near Woodlands Trunk	B	60	61½	not measured	66	67½
Between Woodlands Trunk and Goose Green Field	C	47½	49		50½	62

Office of Woods, &c.
18th June 1865.

W. HUSKISSON.
W. DACRES ADAMS.
HENRY DAWKINS.

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